HALTON REGION RURAL CLUSTER STUDY

REGIONAL MUNICIPALITY OF HALTON
PLANNING AND DEVELOPMENT DEPARTMENT

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I

INTRODUCTION

A. STUDY SUMMARY

The following study is a detailed examination of Halton Region Rural Clusters and related Regional Official Plan policies. As such this study:

1. Locates and identifies those existing rural residential "communities" in Halton which comply with the definition of "Rural Cluster" in The Regional Official Plan, as approved by the Minister of Housing, August 1, 1980;

2. Locates and identifies potential Rural Clusters which may become future Rural Clusters with the addition of new residential or non-residential structures or uses;

3. Reviews current Regional Plan and Local Plan definitions and policies concerning Rural Clusters;

4. Analyses comments received from circulated agencies;

5. Makes recommendations aimed at improving and clarifying The Regional Plan Policies concerning Rural Clusters.

B. PROBLEM IDENTIFICATION

The purpose of this study is to identify as a basis for discussion all existing and potential Rural Clusters suitable for rural development in accordance with The Regional Plan and to recommend improvements to The Regional Plan. This study has become necessary due to a number of problems concerning rural land severance applications.

There is some confusion in the implementation of land severance policies in both the Regional and Local Official Plans. This confusion has been created by the misinterpretation of Plan policies concerning Hamlets and Rural Clusters. The result has been the creation of many lots in the Rural Area contrary to Official Plan Policy. During 1980 a total of 127 of 146 land severance applications in the Regions Rural Area were approved.[1]

C. THE PURPOSE OF HAMLETS AND RURAL CLUSTERS

The Region has deemed it desirable to direct rural development to established communities rather than to allow dispersed non-farm residential growth throughout the Rural Area. Dispersed growth throughout the Rural Area creates the fragmentation of valuable farmland contrary to Regional policies.

One of the purposes of delineating Hamlets in the Region's Rural Area is to provide an alternative lifestyle for those people wishing to locate in a rural community. Such Hamlets provide lower-order functions which service the daily needs of rural people.

Rural Clusters also provide some service functions to the residents and to the surrounding population but on a much smaller scale than Hamlets. By directing growth to Hamlets and Rural Clusters, these communities will perform a greater role as focal points in the Halton Rural Area.

D. STUDY AREA

The area covered by this study generally includes all lands designated rural within The Regional Plan. This includes all areas north of Highway 5 and part of Burlington below Highway 5, containing 3 settlement areas - Central, York and Lemonville. See Map 1.

E. METHODOLOGY

The methodology for this study is as follows:

1. Examination and documentation of relevant Official Plan Policies and Definitions.

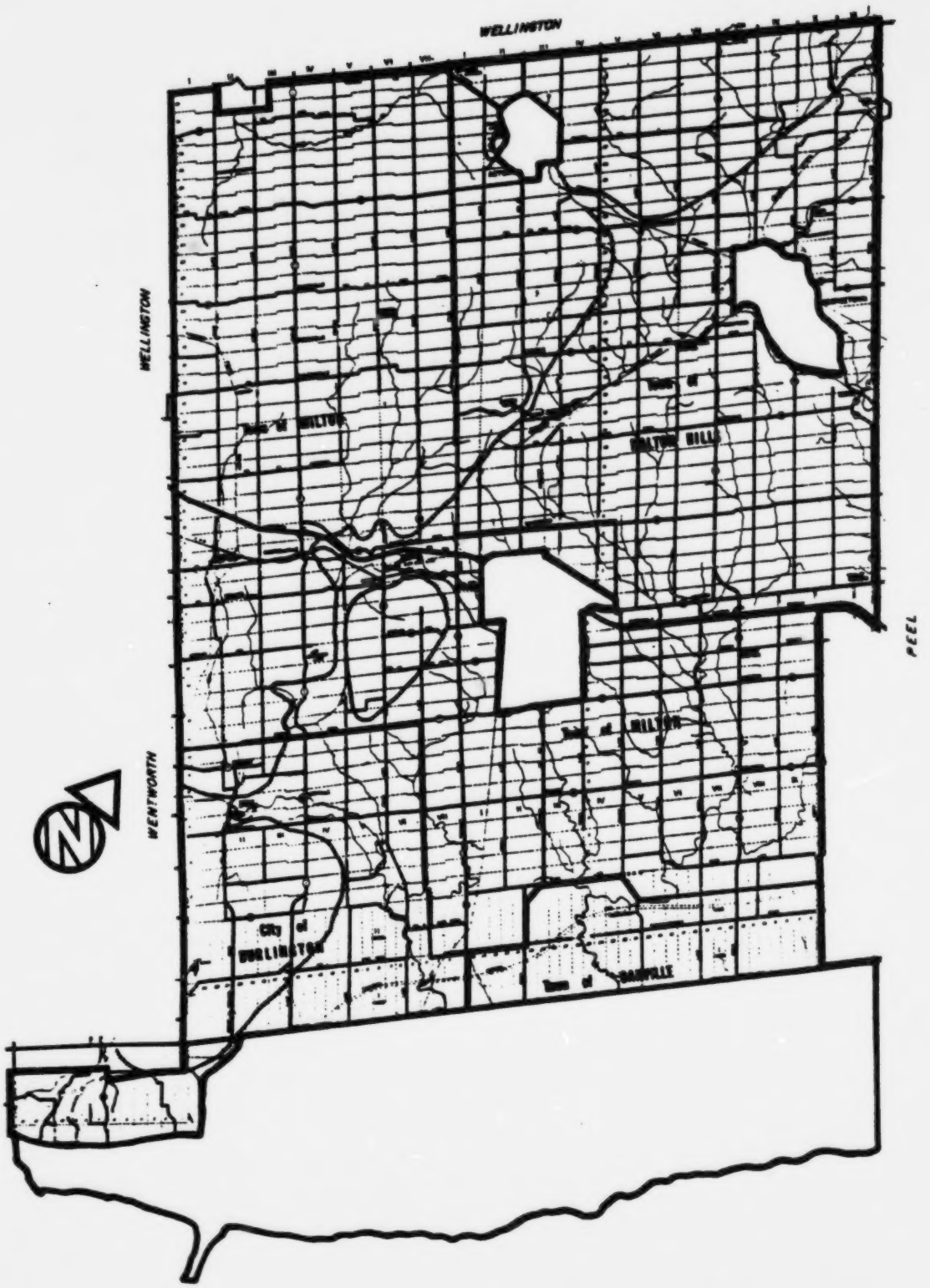
2. Identification of known rural residential concentrations based on:

   (a) previous studies on rural settlement in Halton (Rural Settlement Study, 1974; Rural Lot Inventory, 1980);

   (b) examination of 1979 aerial photographs; and

   (c) consultation with planners at the Region, Area Municipalities and Niagara Escarpment Commission.

3. Documentation of all buildings on aerial photographs (1:5,000).



MAP 1
STUDY AREA

4. Determination of rural lots based on assessment maps and the Halton Region Rural Lot Inventory. 1980.

5. Site inspection of all existing and potential Rural Clusters to: identify inactive residences and non-residential units, verify vacant lots, and establish the present use and condition of possible infill areas.

6. Mapping of each Rural Cluster on the aerial photographs (1:5,000) and on assessment lot maps (1:4,800).

7. Documentation of each Rural Cluster including the focal point, boundaries, size and number of vacant lots and number of possible infill areas.

8. Production of preliminary report (March 1981) including a summary and analysis of the findings and problems, and preliminary conclusions and recommendations. (Appendix E to this report)

9. Circulation of the preliminary report to concerned agencies for comments.

10. Analysis of the comments received and of the preliminary conclusions and recommendations.

11. Preparation of final report.

II

REGIONAL AND LOCAL OFFICIAL PLANS

A. THE REGIONAL PLAN

1. Introduction

The Regional Municipality of Halton recognizes the need for a range of communities offering different lifestyles, urban as well as rural. The management of growth in the Rural Area is critical for the maintenance of the rural character of the Rural Area. Major development is therefore directed to the Region's Urban Areas, while rural development is directed to the Region's designated Hamlets. Minor residential development is permitted in Rural Clusters.

The purpose of the Hamlet designation in the Regional Plan is to identify rural community focal points, recognized by the Region's Area Municipalities, where the major portion of future rural growth is considered desirable. Accordingly, not all rural community centres in Halton have been identified as Hamlets in the Halton Region Official Plan. Some communities have not been identified as Hamlets due to such reasons as servicing problems, i.e. lack of water or pollution of ground water, or because the Area Municipality did not desire such a designation. All Regional Plan Hamlets are expected to perform as rural community focal points and as a result, rural residential, institutional, commercial, industrial development etc. are directed by the Regional Plan to these areas.

The purpose of permitting minor residential development within Rural Clusters is to provide limited alternative rural residential growth areas, by infilling only, for local farmers wishing to retire and for those desiring a more rural setting. Rural Clusters are not identified or designated in the Regional Plan although a specific definition has been incorporated.

2. Objectives

The Objectives concerning rural development in the Regional Plan Hamlets and Rural Clusters are as follows:

> "To direct rural residential development to identifiable rural communities that are suitable.
>
> "To avoid future strip (ribbon) development along rural roads."[2]

3. Policies

The Policies concerning rural development in the Regional Plan Hamlets and Rural Clusters are as follows:

In addition to the provincial designations of the Parkway Belt and the area covered by the Niagara Escarpment Commission's Proposed Plan, there are regional policy area designations, comprising the Urban Area, the waterfront and:

> "The Rural Area, (including Hamlets) the character of which shall be preserved, and within which settlement shall be strictly controlled. For purpose of the regional policy designations, the Rural Area will include all Regional Extensions to the Parkway Belt and the Niagara Escarpment Scarp Protection and Complementary Use Areas, in addition to the Rural Area."[3]

The policies of the Region in regard to this Rural Area are as follows:

> "Preserve the rural character of the Rural Area and to this end, monitor growth in the Rural Area annually to ensure that its character and natural resources are preserved.
>
> "Limit the increase of non-farm lots in the Rural Area to the equivalent of a rural population increase of approximately 2 per cent.
>
> "Encourage Rural Area non-farm dwellings to locate in Hamlets, Rural Clusters by infilling only, and on lands found suitable for Rural Estate Residential development.
>
> "Encourage minor commercial, institutional and industrial uses, the character of which is in keeping with surrounding existing uses, to locate in Hamlets."[4]
>
> "All Rural Area lots legally created for the purpose of a dwelling prior to this Plan's adoption shall be considered as conforming to its policies."[5]

4. Definitions

In light of the fact that Rural Clusters are not designated in the Halton Region Official Plan, and because various interpretations of the definition of Rural Clusters are in part responsible for current Rural Cluster conformity problems, the following Regional Plan definitions are critical to this study.

"Rural Cluster means an area occupied by:

"(i) Six or more active residential units.

"(ii) Two or more active non-residential units.

"(iii) Buildings spaced so as to give an appearance of compactness exceeding that of ordinary farmstead spacing. The outer boundary of a Rural Cluster from its focal point, shall be determined by the lesser of either (a) a distance of 600 metres or (b) the occurrence of a non-farm unit, having a space between it and the next non-farm unit, of more than 150 metres.

"(iv) The servicing is by means of private sewage systems and wells."[6]

"Non-Residential Unit means any Rural Area structure which is not a dwelling or accessory thereto and which is not associated with a farm."[7]

"Infilling means, when used in the Rural Area, locating a residential dwelling between existing residences which are no greater than 100 metres apart, on the same side of the road."[8]

"Hamlet means a location so identified on the map, "The Regional Concept".[9]

"Rural Estate Residential Development means a development of not more than 20 single family residential units in the Rural Area, which do not necessarily have any focus other than the homes themselves."[10]

5. Purpose of the Rural Cluster Definition

The Regional Plan defines a Rural Cluster as including six or more active residential units and two or more active non-residential units. The reason for including the non-residential component in this definition is to identify a Rural Cluster as something more than simply a group of homes. The presence of non-residential units such as stores, churches, schools, service stations, veterinary clinics etc. imparts a character to the Rural Cluster, and a role as a central place or focus in the Rural Area.

The Rural Cluster is an identifiable community which performs the function of satisfying needs of not just the adjacent residents, but of a wider segment of the rural population. The Regional Plan Goals and Objectives clearly indicate this function:

"To provide a range of identifiable communities of various sizes and types, which afford maximum choices for work, residence and leisure."[11]

"To direct rural residential development to identifiable rural communities that are suitable".[12]

The above Goals and Objectives clearly show that community identity is of prime importance to the Region. There are many groups of homes in the Rural Area with no non-residential component. While the individual residents within these groups may have inter-personal ties, the lack of non-residential units limits the community function of such groups. The Regional Plan definition attempts to ensure that Rural Clusters are identifiable rural communities.

B. TOWN OF HALTON HILLS OFFICIAL PLAN (ESQUESING)

The current Official Plan for the Halton Hills Rural Area is the Esquesing Official Plan. The Basis of the Esquesing Official Plan includes the following background information:

"The Esquesing Planning Area includes the whole of the Township including the Hamlets of Stewarttown, Glen Williams, Speyside, Mansewood, Ashgrove, Ballinafad, Hornby, Norval, Milton Heights, Limehouse and Peru.

"In May of 1970 the Government of the Province of Ontario presented to the public a report entitled Design for Development: The Toronto Centred Region. This report contains policies intended to guide development within an area extending some 90 miles from Toronto. This area is divided into three zones, one of which is referred to as Zone 2, The Commutershed. It is intended that there be no large scale development in this zone and further, the zone be reserved for recreational and agricultural purposes. The Township of Esquesing lies within Zone 2 of the [Toronto Centred] Regional Plan and it is intended that the policies contained in this Official Plan shall not be in conflict with the policies contained in the Toronto Centred Region report."[13]

Because the Esquesing Planning Area is primarily rural in nature, further urbanization in the area is to take place only as extensions to existing hamlet development.

"The general policy is to prevent urban development in areas designated rural and to encourage the maintenance of such areas for farming and agricultural uses. Measures taken and programs adopted toward these goals

shall be deemed to conform with this Plan. Non-farm residential development in the rural area will be on a very restricted basis and only in accordance with the policies set out in Section 8.6.1 [Consents Policy - Rural Areas] of this Plan."[14]

Although the Basis of the Esquesing Official Plan identifies 11 Hamlets within the former township of Esquesing, namely Stewarttown, Glen Williams, Norval, Milton Heights, Speyside, Mansewood, Ashgrove, Ballinafad, Hornby, Limehouse and Peru, only Stewarttown, Glen Williams and Norval are recognized as Hamlet Communities on the Esquesing land use plan. These three Hamlet Communities are recognized in the Regional Plan as Hamlets, as is Milton Heights, which is now located in the Town of Milton.

The Esquesing Official Plan distinctly recognizes that rural development should generally be discouraged and, where permitted, directed to Hamlet Communities. The Policies of the Esquesing Official Plan permit, however, limited non-farm severances within the Rural Area.

"Non-agricultural development should be encouraged to locate in existing Hamlet communities, subject to adequate regulations being set out in the implementing Restricted Area By-law."[15]

In view of the fact that no Rural Clusters are identified in the Esquesing Official Plan and due to the identification of several Hamlets not officially recognized on the land use plan, it could be argued that settlements of a lower order than Hamlet Communities are identified, but not recognized by the Esquesing Plan. Speyside, Ashgrove, Ballinafad, Hornby and Limehouse are all in this group, and are all Rural Clusters according to the definition in the Regional Plan.

According to the Esquesing Official Plan, land severances are strongly discouraged and where permitted "shall have the effect of in-filling in existing urbanized areas and not of extending an urbanized area unduly." Furthermore, certain criteria must be regarded when considering an application for consent within the Rural Area.

"The prevention of scattered isolated residential development throughout the Township.

Ribbon or strip development along highways should generally be prevented."[16]

Although the Halton Hills Zoning By-law permits the building of a residential unit for each severance obtained, most non-residential units, require a zoning by-law amendment.

Schools, churches and some other public uses do not require such amendments.

C. TOWN OF MILTON OFFICIAL PLAN

The Rural Area west of the Town of Halton Hills and north of the City of Burlington is currently covered by the Nassagaweya Official Plan. The Rural Area between the Towns of Halton Hills and Oakville is currently covered by the old Oakville Official Plan.

The Basis of the Nassagaweya Plan indicates that Nassagaweya is a rural township which does not anticipate urban development during the planning period (to 1986). The basis of the Oakville Plan indicates that agricultural land should be retained in its present use for as long as possible and residential uses unrelated to farming should be discouraged from establishment in the Rural Area.

Five Village Communities are recognized in the Nassagaweya Plan, namely Milton Heights, Brookville, Moffat, Campbellville and Eden Mills. Eden Mills is now located in Wellington County while Milton Heights, Brookville, Moffat and Campbellville are recognized in the Halton Regional Plan as Hamlets. No lower-order communities are designated or identified in the Nassagaweya Plan.

It is the policy of the Nassagaweya Plan to avoid uncontrolled development within the Rural Area. This is accomplished by encouraging all dwellings and community facilities which are not directly related to agricultural pursuits to locate in Village Communities.

A limited number of residences may be permitted in the Nassagaweya Rural Area. Additional dwellings that are essential for the agricultural operation or dwellings for retiring farmers or members of the farming family are permitted. Other uses are permitted where in accordance with the following policies:

> "The preservation of land for agricultural purposes and related activities. Non-agricultural development should be encouraged to locate as infilling in, or adjacent to, existing hamlets or groups of houses.
>
> "The prevention of scattered isolated residential development throughout the Township except for the purpose of erecting a detached dwelling on a farm intended to be occupied by persons who are necessary for the operation of the farm.

"Ribbon residential or other development along highways or major roads should be prevented."[17]

There are no Hamlets recognized in the old Oakville Official Plan. Although the severing of farm properties is discouraged, the establishment of occasional residential lots of not less than half an acre may be permitted provided such properties have been owned since 1952.

The new Milton Consolidated Official Plan recognizes many of the existing Plan policies of the old Nassagaweya and Oakville Plans.

D. CITY OF BURLINGTON OFFICIAL PLAN

Although five Settlement Areas are identified in Amendment 81 of the Burlington Official Plan, namely Mount Nemo, Alfred Harris Gardens, Kilbride, Highview and Coverdale - Lowville, only Mount Nemo, Alfred Harris Gardens, Kilbride and Lowville are recognized in the Regional Plan. The purpose of Settlement Areas is to encourage orderly residential development growing outwards from the original residential concentration. Non-residential uses are permitted uses within Settlement Areas.

Outside of the Settlement Areas development must occur in accordance with both the Regional Official Plan and Burlington Plan land use designations, e.g. Residential and rural residential housing is generally encouraged to develop in single family condominium clusters.

The intent of the Agriculture land use designation of Amendment 81 is to preserve rural lands and keep the agricultural use of land sound. However, besides farm-related uses, public uses and single family dwellings are permitted.

E. TOWN OF OAKVILLE OFFICIAL PLAN

The Oakville Plan calls for the retention of agricultural land, in its present use, for as long as possible. It also indicates that the establishment of residential uses unrelated to farming in the rural areas is to be discouraged.

Outside of the Oakville Urban Area, there are no rural communities designated in the Plan.

In the Oakville Planning Area, the severing of farm properties is discouraged, although the establishment of occasional residential lots of not less than half an acre may be permitted.

III

IDENTIFICATION OF RURAL CLUSTERS

A. EXISTING RURAL CLUSTERS

Based only on the definition in the Regional Plan, a total of 14 existing Rural Clusters have been identified within the Halton Rural Area. These existing Rural Clusters are distributed as follows and they are identified, located and delineated in Appendices A to D.

Municipality	# of Rural Clusters
Halton Hills	11
Milton	2
Burlington	1
Oakville	0
Halton Region Total	14

Although the Regional Plan definition of Rural Cluster limits the extent of each Rural Cluster, existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of Rural Cluster boundaries has resulted in the inclusion of vacant blocks of land. The Regional Plan definition of infilling does not permit the development of large blocks of land. These blocks of land do provide, however, opportunities for rural growth in such a manner as to consolidate Rural Clusters in accordance with the intent of the Regional Plan Policies.

B. POTENTIAL RURAL CLUSTERS

Potential Rural Clusters are those areas which may become Rural Clusters with the addition of minor residential and/or non-residential growth. Based on this definition a total of 17 potential Rural Clusters have been identified within the Halton Rural Area. These potential Rural Clusters are distributed as follows and they are identified, located and delineated in Appendices A to D.

Municipality	# of Potential Rural Clusters
Halton Hills	6
Milton	7
Burlington	1
Oakville	2
Halton Region Total	16

Again, boundaries of potential Rural Clusters have been placed so as to include all cluster-related units.

C. SUMMARY

Following is a summary of existing and potential Rural Clusters in Halton Region:

Municipality	# of Rural Clusters	# of Potential Rural Clusters	Total
Halton Hills	11	6	17
Milton	2	7	9
Burlington	1	1	2
Oakville	0	2	2
Halton Region	14	16	30

Because of the compact nature of the Rural Clusters delineated in this study, the opportunity for infilling is limited. The extended boundaries (as suggested on the maps in Appendices A to D) create more infilling opportunities, while still preserving the intent of the Regional Plan. It should be noted that since the preliminary study, Silvercreek (P1) has become an existing Rural Cluster, thus slightly changing the figures in the above tables. The map of Silvercreek in Appendix A has not been amended.

D. LIMITATIONS

A number of problems and limitations have presented themselves in the course of identifying Rural Clusters.

1. The assignment of a focal point to each Rural Cluster has been made somewhat subjectively. It is most desirable to locate the focal point at the intersection of two roads as this generally is the focus of much of the activity. In some cases, however, this causes some of the cluster-related units to be located outside of the Rural Cluster. To avoid this the focal point is then located at a point which will allow for a more even distribution of units about the focal point. This flexibility of placement of the focal point also means there is a variability in the location of the boundary.

2. In many areas, the assessment maps for Halton Hills are incomplete, as pointed out in the 1980 Rural Lot Inventory, and consequently do not accurately depict the lot patterns as they currently exist. Errors in lot configuration are therefore quite possible. The accuracy of the study could be increased somewhat if

the assessment maps as related to Rural Clusters are brought up to date.

3. The accuracy of the study is limited by the fact that all measurements are based on aerial photographs and must therefore be taken as approximate.

4. In some cases units that are presently active may become inactive and vice versa. This can result in changes in the inventory.

5. In accordance with the Regional Plan definition of non-residential unit, nurseries, greenhouses, garden centres, horse stables, schools of equitation and other such forms of farm related recreation have all been excluded as non-residential units. Some of these could be considered commercial and industrial operations. If these uses were to be considered as commercial and industrial operations instead of farm-associated, the number and size of potential and existing Rural Clusters would change.

6. The Regional Plan definition of the boundary of Rural Clusters states that the boundary will occur "at the lesser of either (a) a distance of 600 metres or (b) the occurrence of a non-farm unit, having a space between it and the next non-farm unit, of more than 150 metres." It does not state in (b) that this must be on the same side of the road, although this was the original intent of the plan.

7. The Regional Plan definition of infilling states that a residential dwelling can be located between existing residences not more than 100 metres apart on the same side of the road. The intent of the definition was that the 100 metres should be measured from the residential or commercial etc. building and not from any associated utility buildings, such as sheds or garages. This point is not clear in the definition. In this study non-residential units are used in determining infilling opportunities.

8. A number of Halton Hills Rural Clusters (e.g. Terra Cotta, Hornby, Limehouse) are large and spread out, and consequently may function more as Hamlets than they do Rural Clusters. They may provide locations for plans of subdivision if they were to be designated as Hamlets, whereas as Rural Clusters they can grow through infilling only. These Rural Clusters are unique and should therefore be considered as candidates for the Hamlet designation.

IV

ANALYSIS OF COMMENTS RECEIVED IN CIRCULATION PROCESS

A. INTRODUCTION

A draft report entitled Rural Clusters Within the Regional Municipality of Halton (March 1981) was circulated for comments to the Area Municipalities, the Conservation Authorities, the Niagara Escarpment Commission (NEC), the Ministry of Natural Resources (MNR), the Halton Ecological and Environmental Advisory Committee (EEAC), the Halton Agricultural Advisory Committee (HAAC), and the Halton Land Division Committee (LDC). The draft report is referred to as the Rural Cluster Study and included conclusions and recommendations which are reproduced in this report as Appendix E: Preliminary Conclusions and Recommendations, and also included the same Appendices A to D as in this report, containing the diagrams of the Rural Clusters identified.

All agencies circulated were invited to attend a special meeting of the Regional Planning and Public Works Committee to discuss the issue of Rural Clusters. In preparing this final report, staff not only had the benefit of the written responses from the circulated agencies, but also the results of discussions at this special meeting.

B. SUMMARY OF COMMENTS RECEIVED

The comments received can be divided into two main categories: general comments pertaining to the overall direction of the Study, and specific comments applying to details of individual Rural Clusters.

Analysis of the general comments plus a review of the specific comments has led to conclusions which in staff's opinion make detailed analysis of the specific comments unneccessary. Below, the comments are summarized, and are collectively and individually analyzed in Section IV.C.

1. Summary of General Comments

i) Halton Hills supports designation of Rural Clusters in local official plans, but does not want to be bound by the list in the Rural Cluster Study.

ii) Halton Region Conservation Authority (HRCA) and Planning and Public Works Committee members expressed concern that the numbers of vacant lots and infill possibilities are misleading, because not all planning constraints were considered, such

as Flood and Fill Regulations, provincial highway development restrictions, the Agricultural Code of Practice, and other Regional policies.

iii) Halton Region Conservation Authority cannot support the extension of Cluster boundaries for the same reasons, i.e. that not all relevant planning matters have been considered. The study should either consider all planning matters or leave details up to planning at the local level.

iv) Niagara Escarpment Commission (NEC) requires any Rural Clusters or Hamlets in the Niagara Escarpment Planning Area to be designated as "Minor Urban Centres" in their Plan.

v) The NEC is opposed to the preliminary recommendation in the Study which proposes a revision to the definition of "infilling" as it applies to Rural Clusters. A separate infilling definition for Rural Clusters should be established to reflect the lower order of development in Rural Clusters as compared to Hamlets and Urban Areas.

vi) Halton Hills recommends that criteria for Rural Clusters be established in the local official plans.

vii) Planning and Public Works Committee members and Land Division Committee members noted that the terms "Hamlet" and "Rural Cluster" are confusing and misleading to members of the public, who often do not realize that the terms as used in The Regional Official Plan are not general descriptions but have very specific interpretations.

2. Summary of Significant Specific Comments

i) Burlington does not support either of the two Rural Clusters identified within its boundaries and Oakville has no objection to one of the two within its boundaries because that one has no infilling possibilities. Milton does not support Haltonville as a Rural Cluster because the community is contained within the Brookville Hamlet designation.

ii) The following list indicates each of those Rural Clusters to which at least one circulated agency expressed an objection to its being identified at all as a Rural Cluster. The objecting agencies are identified in the right-hand column. The alpha-numeric codes in the left-hand column are

those used in the Appendices to the Rural Cluster Study. Those codes containing an "E" indicate Existing Clusters and those with a "P" indicate Potential Clusters.

Code	Name	Municipality	Objecting Agencies
E5	Highway 7/4th Line	Halton Hills	NEC, LDC
E6	Highway 7/No. 22 Sideroad	Halton Hills	NEC
E7	Highway 25 (Lot 23)	Halton Hills	NEC
E11	Mansewood	Milton	NEC
E13	Guelph Line/Derry Road	Burlington	NEC, Burlington
P2	Speyside	Halton Hills	NEC, HRCA, LDC
P4	Highway 7/Concession VII	Halton Hills	LDC, NEC, CVCA
P5	Highway 25/No. 17 Sideroad	Halton Hills	NEC
P6	Steeles Avenue/9th Line	Halton Hills	LDC, HAAC
P9	Guelph Junction	Milton	NEC, HRCA
P14	Haltonville	Milton	Milton
P15	Britannia Rd./Cedar Springs Rd.	Burlington	NEC, Burlington
P16	Burnhamthorpe Rd./ Trafalgar Rd.	Oakville	LDC, HAAC
P17	Burnhamthorpe Rd/ Highway 25	Oakville	Oakville, LDC

iii) Silvercreek (P1) has had a store added and is now an Existing Cluster under the current Regional Plan definition.

iv) Halton Hills and the NEC both support further study of Limehouse (E9) and Terra Cotta (P7) for possible Hamlet designation. Halton Hills also supports similar study of Hornby (E8) and Ballinafad (E2), which are not within the NEC's jurisdiction. NEC also recommends such further study for Silvercreek (P1).

In addition to the above comments, many were received pertaining to specific details within individual Rural Clusters, such as the identification of particular infilling lots which should not be permitted and recommendations for specific boundary changes. These comments are definitely important at the detailed planning stage. Staff did not refer to them as "significant" comments only because the conclusion reached and set out below was that the Region should not be involved in such a detailed level of planning, except as a commenting agency to the Area Municipalities.

C. ANALYSIS OF COMMENTS RECEIVED

1. Introduction

In analysing the comments received, staff found that no comment could be considered independently of others in arriving at a conclusion, and thus they are not dealt with individually in this section. Individual comments are addressed in the section nos. 2 and 3, below.

Staff fully agrees with the comment that before Rural Clusters are designated, their boundaries delineated, or their infilling areas indicated, all relevant planning matters must be considered. Given the small scale of development envisioned for Rural Clusters, and the very detailed and specific information which must be considered for each Rural Cluster, staff endorses the comment that the responsibility for designation and detailed planning should rest with the Area Municipalities.

Staff agrees also that the Area Municipalities should have some additional flexibility in being able to designate and delineate Rural Clusters over and above that permitted by the existing Regional Plan definition of Rural Cluster and the existing infilling policies. This implies a need for a relaxation of the definitions of Rural Cluster and infilling. The many specific comments received with regard to boundary changes and unsuitable areas for development within Rural Clusters reinforce the conclusion that such definitions are too rigid.

In discussions with Halton Hills Planning Staff, it became apparent that there may be some Rural Clusters in which limited extension of the Cluster beyond existing development would have merit. For example, where a physical constraint such as a woodlot exists fifty metres beyond the last dwelling in the Cluster, measured along the road, with vacant land between the dwelling and the woodlot which is too small or not fertile enough to be farmed, the extension of a Cluster boundary to the woodlot may be reasonable provided no other problems exist. Similarly, it is possible that in some Rural Clusters, a case could be made for permitting small-scale plans of subdivision. This form of development has potential advantages such as allowing more in-depth growth of the Cluster as opposed to contributing to strip development on the main roads. This process also permits the Area and Regional Municipalities to better deal in a comprehensive manner with such issues as lot layout, water supply and surface drainage than is possible through individual severances.

Therefore, staff is of the opinion that the policies dealing with development in Rural Clusters should encourage such

development to occur primarily by infilling but not be restricted solely to infilling. Also, the permitting of small-scale plans of subdivision, again primarily as infilling, is considered to have merit. This again implies that a relaxation of the definition of infilling is required and staff sees merit in such a course of action.

The concepts of "community" and "identity" are, in staff's opinion, extremely important. The Growth and Settlement Goal Nos. 1 and 2 of The Regional Plan (Part II.A) read as follows:

> "1. To manage growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity and maintain a high quality natural environment.
>
> "2. To provide a range of identifiable communities of various sizes and types, which afford maximum choices for work, residence and leisure." (underlining added)

Further, the related Objective No. 6 reads as follows:

> "6. To direct rural residential development to identifiable rural communities that are suitable."

Given the intent of Rural Clusters to act as focal points for future rural settlement, staff considers that such focal points should have a distinct identity and perform the function of satisfying needs of not just the included residents but of a wider segment of the rural population. The inclusion of a non-residential component in the minimum criteria for the designation of a Rural Cluster is considered by staff as essential to impart an identity to the community and to ensure the aspect of service provision to the rural area. A group of structures consisting of only dwellings does not possess the central place function necessary to fulfill the role of a rural focal point. A store, church, school, service station or veterinary clinic are examples of non-residential uses. Staff considers that the existing requirement in the Rural Cluster definition for two active non-residential units is too restrictive. It is apparent that identifiable communities exist which have only one such use. More appropriately, the minimum requirement should be reduced to one non-residential unit. Staff considers the requirement for at least six active residential units to be an acceptable minimum. Any less than these minimum requirements and the term "identifiable community" would not be considered to be applicable.

One issue arising from the proposed changes to the Rural Cluster definition and the form of permitted development is the potential problem that the extent or rate of growth of a

Rural Cluster would make it indistinguishable from a Hamlet. Hamlets are intended to accommodate the major portion of rural settlement and rural non-residential uses. Accordingly, the details of land uses and boundaries are required to be set out in Area Municipal secondary plans. Rural Clusters are intended to provide a focus for a much smaller scale of rural development with new non-residential uses being the rare exception. There is a need in the Regional Plan to more clearly distinguish between Hamlets and Rural Clusters and their respective higher and lower order functions.

2. Analysis of General Comments

Each of the following subsections corresponds to the respective subsection in Section IV.B.1, Summary of General Comments, in this Study.

i) Staff agrees that the Area Municipalities should not be bound by any Regional Plan list. The Regional Plan should set out broad criteria for the existence of a Rural Cluster, and allow the Area Municipalities to so designate any community which they feel is appropriate and which conforms to the criteria.

Such designation should not be a requirement, because there may be sound reasons why a Rural Cluster should not exist. For example, the close proximity of livestock operations might cause any future development to be in contravention of the Agricultural Code of Practice. Another example would be where the criterion requiring the non-residential unit is met by a utilities structure containing telephone or hydro equipment, which in reality does not contribute to the central place function or community identity. Another reason for not designating may simply be that the Area Municipality does not desire any future settlement in a particular community.

It is also possible that a community may grow to meet the minimum criteria in future, making it eligible for designation as a Rural Cluster in a Local Official Plan. It would be cumbersome to have to make Regional as well as Local Official Plan amendments to establish a Rural Cluster designation if the Area Municipality so decided.

In summary, staff is of the opinion that provided the Regional criteria are satisfied, the detailed reasons for and against designation of particular communities as Rural Clusters are most appropriately dealt with by the Area Municipalities. The Region can make its interests known through the usual commenting and review procedures.

ii) Staff agrees that all planning issues must be considered in designating and delineating Rural Clusters, but is of the opinion that the responsibility for such a detailed level of planning most appropriately rests with the Area Municipality. Issues of Regional concern can be dealt with by the Area Municipalities through their normal procedures.

iii) Staff agrees that boundaries of Rural Clusters should not be set without due consideration of all planning matters, and agrees that such details should be left up to the local planning process.

iv) Staff disagrees with the principle of requiring a "Minor Urban Centre" designation in the NEC's plan for Rural Clusters. The name of the designation contains the term "Urban", and the use of this designation in such a high level plan is not appropriate to the lower order of rural development envisioned for Rural Clusters. However, this issue cannot be resolved in this Study, and requires further discussion among the three government levels. The problem presumably arises because there is no other designation in the Niagara Escarpment Proposed Plan which would correspond to, and permit, a Rural Cluster.

v) Staff disagrees that a separate definition of "infilling" is required for Rural Clusters within the NEC area of jurisdiction. To include a separate definition would only be confusing. Staff takes no issue with the principle put forth by the NEC that development in such Rural Clusters may have to be more restricted in quantity and extent than in other Rural Clusters outside the NEC area, but is of the opinion that this can be accomplished by specific local Official Plan policies. Local Official Plans must conform to the Niagara Escarpment Plan, and the NEC and any other concerned government agency can comment directly to the Area Municipality at the detailed planning stage and through the Official Plan Amendment process to protect its interests.

Such an approach would also help to eliminate "red tape" by making it unnecessary for the Region to act as a "middle-man" between the NEC or other agencies and the Area Municipality.

vi) Staff agrees that criteria for Rural Clusters could be established in the Local Official Plans, provided that the general Regional criteria are met. The Area Municipalities may desire additional or more stringent criteria, such as the existence of an historical identity, or an increase in the minimum number of residences from six to ten, or a maximum number of residences.

vii) Staff agrees that the term "Hamlet" and "Rural Cluster" have been confusing to the public. The opportunity also exists for protagonists of particular development applications to deliberately misinterpret the terms in an attempt to obtain approvals. The problem with the term "Hamlet" arises because it can be used interchangeably with the general term "hamlet" (small "h" intended). Regional Plan policies pertaining specifically to designated Hamlets have at times been interpreted to apply to areas which are hamlets in a general sense, causing development pressure where development is not permitted. The primary purpose of designated Hamlets in the Regional Plan is to provide a focus for relatively extensive future rural growth, rather than to serve as a recognition of existing development. The majority of people who live in what they call a hamlet but which is not a designated Hamlet may not desire such extensive future growth.

Clarification of the terms "Hamlet" and "Rural Cluster" in the Regional Plan may help resolve this problem. If, in their respective definitions, emphasis is placed on the fact that such areas exist only where designated in a Regional and/or Local Official Plan, and on the fact that the intent behind the designations is to provide a focus for future rural settlement rather than to recognize existing development, the terms may be less misleading.

Also, due to the much greater flexibility Staff is suggesting be afforded the Area Municipalities in designating, and permitting development in, Rural Clusters, the opportunity will exist for the general hamlets to be identified as Rural Clusters in Local Official Plans, thereby permitting growth which is more limited than in designated Hamlets. This situation may be more acceptable to the residents.

3. Analysis of Specific Comments

Each of the following subsections corresponds to the respective subsection in Section IV.B.2, Summary of Significant Specific Comments, in this Study.

i) Staff agrees that the Area Municipalities should not be required to designate Rural Clusters even if Regional criteria are met. This approach should satisfy Oakville, Burlington and Milton with regard to the possible Rural Clusters within their boundaries which they do not wish to designate.

ii) With regard to objections and specific comments by agencies to particular Rural Clusters, such comments should be made to the relevant Area Municipality, which would take such issues into consideration in deciding whether or not to designate. This is not to say that the comments are not important, but in light of the approach being recommended by staff, there is no need to individually analyse such specific comments in this Regional Study.

iii) Staff agrees that Silvercreek is now an existing Rural Cluster under current Regional Plan criteria, but since the proposed Regional Plan revisions would make the Area Municipalities responsible for Rural Cluster designation, there is no need to pursue this matter any further.

iv) Staff is of the opinion that depending on the scale of development envisioned by the Town of Halton Hills for Hornby, Limehouse, Ballinafad and Terra Cotta, the Town may have sufficient flexibility under the proposed revisions to the Regional Plan to accommodate the intended development under the Rural Cluster designation as opposed to a Hamlet designation. In light of the staff proposals to relax the criteria for designation of Rural Clusters, to relax the definition of infilling, and to permit small-scale plans of subdivision and minor extensions of the Clusters, staff is of the opinion that the recommendation to study these areas for Hamlet designation might best be re-evaluated by the Town. This issue is further analyzed in the next section of this Study.

The NEC recommendation to also study Silvercreek for possible Hamlet designation resulted from the fact that the NEC recommended approval of a residential plan of subdivision in that community. However, staff is of the opinion that the proposed revisions to the Rural Cluster policies may negate the need for a Hamlet designation. In any event, there are no Regional policies prohibiting a Rural Estate plan of subdivision in, or adjacent to, a Rural Cluster, and staff cannot see the need for a Hamlet designation unless the Town of Halton Hills requests it for Silvercreek.

V

ANALYSIS OF PRELIMINARY RECOMMENDATIONS

Each of the recommendations contained in the preliminary Rural Cluster Study (March 1981) is reproduced below and in Appendix E to this report. Each is then analyzed in light of the Analysis of Comments Received (Section IV to this report) and in light of additional staff experience in applying the Regional Plan policies.

"1. That the Rural Clusters of Hornby, Limehouse, Ballinafad and Terra Cotta be studied for consideration for designation as Hamlets after further detailed studies are conducted by the Region in consultation with the local municipality."

The Town of Halton Hills supports further study of these four Rural Clusters for consideration as Hamlets. The analysis in the preceding Section IV has already discussed the possibility that a more flexible approach to development in Rural Clusters may lead to the conclusion that the Rural Cluster designation is adequate. In any event, with the exception of hydrogeological studies and protection of other Regional interests through application of Regional Plan policies, the responsibility for studies to determine the need and suitability of a Hamlet designation most appropriately rests with the Area Municipality. The Area Municipality should initiate any process of amendment to the Regional Plan to establish new Hamlet designations. It is apparent therefore, that the Area Municipalities and the Region must work very closely in studying any community for potential Hamlet designation.

A public participation program is necessary to adequately explain to the affected residents the full implications of such a designation, and to clarify any misconceptions caused by the use of the terms "hamlet" as referring to any small rural community and "Hamlet" as referring to a specific official plan designation having development implications.

"2. That the following areas be recognized as Rural Clusters in Local Official Plans, in accordance with the Regional Plan definition:

- Mansewood
- Guelph Line/No. 3 Sideroad
- Guelph Line/Derry Road
- Halton-Peel Town Line (Lot 9-10)
- Steeles Avenue/Trafalgar Road
- Ashgrove
- Crewsons Corner
- Highway 7/4th Line
- Highway 7/No. 22 Side Road
- Highway 25/Lot 23"

Since the proposed revisions would make the Area Municipalities responsible for designating those Rural Clusters which they desire and which meet Regional Plan criteria, there is no longer any need for such a recommendation to recognize a specific list of Rural Clusters in local official plans. The Area Municipalities should have the autonomy to choose which communities should be designated, within broad Regional criteria.

"3. That the following potential Rural Clusters be considered for designation as Rural Clusters by the Area Municipalities.

- Silvercreek
- Speyside
- Whaley Corners
- Highway 7/Concession VII
- Highway 25/No. 17 Side Road
- Steeles Avenue/9th Line
- Haltonville
- Boyne
- Guelph Junction
- Darbyville
- Agerton
- Drumquin
- Omagh
- Brittannia Road/Cedar Springs Road
- Burnhamthorpe Road/Highway 25
- Burnhamthorpe Road/Trafalgar Road"

Again, this recommendation to consider a list of potential Rural Clusters in local official plans is no longer necessary as the Area Municipality will make such a determination.

"4. That the Regional Plan definition of Rural Clusters be revised to include the following:

'or otherwise delineated by a local plan in accordance with the general intent of the Regional Plan'."

Given that the definitions of "Rural Cluster" and "infilling" are to be significantly relaxed, and that plans of subdivision and minor extensions to existing strip development are to be accommodated in Rural Clusters, staff is of the opinion that the Area Municipalities will have a far greater degree of flexibility in designating and delineating Rural Clusters. In addition, staff considers the phrase "in accordance with the general intent of the Regional Plan" as a potential source of conflict, not only between Area Municipalities and the Region, but between potential developers and both government levels. The range of possible interpretations of "general intent" is large and

staff feels that such wording should be avoided. Therefore, this recommendation is considered to be no longer necessary.

"5. That the Regional Plan definition of Infilling be revised to read:

'INFILLING means the development of land in Hamlets, Rural Clusters and Urban Areas in a manner which consolidates or integrates surrounding or abutting uses into a compatible cohesive unit in accordance with Regional and Local Plan Policies.'

And that Regional Plan Policy Part III B3(h) be revised accordingly."

Staff agrees with the intent of the proposed definition of "infilling", but considers that the wording could be clarified and improved through simplification.

"6. That the potential Rural Clusters be continually monitored and the list of potential and existing Rural Clusters be updated as required."

Staff agrees with the principle of this recommendation, but under the proposed revisions, such a responsibility would rest with the Area Municipalities. Thus, a Regional recommendation of this nature is unnecessary.

"7. That the assessment maps as related to Rural Clusters be brought up to date in order to more accurately show lot patterns, vacant lots and infill possibilities."

Again, since designation and delineation of Rural Clusters are proposed as Area Municipal responsibilities, the recommendation to update assessment maps is no longer necessary at the Regional level.

VI

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The following conclusions are based on the analyses contained in the previous two sections of this report.

1. The responsibility for designation and detailed delineation of Rural Clusters should rest with the Area Municipalities. The Region should set out broad criteria for determining whether an identifiable community could be recognized as a Rural Cluster. Even if such criteria are satisfied, such a designation should be at the discretion of the Area Municipality and should not be a requirement.

2. Based on Conclusion Number 1, above, it follows that there is no need for the Region to carry out any detailed site-specific refinements to the Rural Clusters illustrated in Appendices A to D.

3. The roles of Hamlet and Rural Cluster designations should be clarified in The Regional Plan. The definitions of Hamlet and Rural Cluster should be revised to incorporate the concept of identifiable communities functioning, respectively, as higher and lower order nodal points for future rural growth.

4. The criteria for the existence and delineation of a Rural Cluster, contained in the Rural Cluster definition of The Regional Plan, should be relaxed to eliminate the need for a "focal point" and related distance restrictions, and to reduce the minimum required number of non-residential units to one.

5. The Settlement policies of The Regional Plan pertaining to Rural Clusters should be relaxed to allow for more growth than permitted under current policies, by not restricting new lot creations solely to infilling or to severances.

6. The definition of infilling should be revised so as to be more flexible.

7. The communities of Limehouse, Hornby, Terra Cotta and Ballinafad should be studied by the Town of Halton Hills and the Region for consideration for designation as Hamlets in The Regional Plan. The responsibility for initiating a specific Regional Plan amendment process to establish a new Hamlet designation should

rest with the Area Municipality. Prior to any such amendment, the affected residents should be adequately informed of the development implications of a Regional Plan Hamlet designation through a public participation process. The Town of Halton Hills should first be requested to investigate whether the proposed amendments to the Regional Plan policies pertaining to Rural Clusters would accommodate future development intended for these four communities, thus eliminating the need for a Hamlet designation.

B. RECOMMENDATIONS

1. That a proposed Regional Official Plan Amendment be prepared and circulated to concerned agencies for comments, which would have the following effects:

   i) Specify that Rural Clusters exist only where designated in a local official plan in accordance with Regional criteria, and that such designation is optional and not a requirement.

   ii) Clarify the respective roles of Hamlets and Rural Clusters as higher and lower order nodal points for future rural growth.

   iii) Revise the definition of "Rural Cluster" to eliminate the "focal point" and distance restrictions, to incorporate concepts of "identity" and "community", and to revise the minimum criteria to one active non-residential unit and six active residential units.

   iv) Require, where Rural Clusters are designated in local official plans, clear delineation of the Rural Cluster boundaries in local official plans and zoning by-laws.

   v) Relax the restrictions on development in Rural Clusters to allow, subject to local official plan policies, minor extensions of the Clusters where warranted and to allow small-scale plans of subdivision, while retaining the emphasis on infilling as the primary locational criteria for development.

   vi) Relax the definition of infilling to provide a more flexible, more general interpretation.

2. That the Region work closely with the Town of Halton Hills to carry out the necessary investigations and studies to determine whether the rural communities of

Limehouse, Hornby, Terra Cotta and Ballinafad should be designated as Hamlets, with such investigation to include consideration of the proposed revisions to The Regional Plan policies pertaining to Rural Clusters. An adequate public participation program should be carried out prior to any such Hamlet designation to inform residents of the development implications.

REFERENCES

1. The Regional Municipality of Halton, Land Division Department.
2. The Regional Municipality of Halton, Regional Plan, August 1980, p. 12.
3. Ibid, p.22
4. Ibid, pp.25-26
5. Ibid, p.27
6. Ibid ,pp.71-72
7. Ibid, p.71
8. Ibid, p.70
9. Ibid, p.70
10. Ibid, p.72
11. Ibid, p. 11
12. Ibid, p.12
13. Official Plan Esquesing Planning Area, May, 1971, p.4.
14. Ibid, p.9
15. Ibid, p.41
16. Ibid, p.40
17. Official Plan of the Township of Nassagaweya, April, 1967, p. 16.

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Amendment No. 81 to the Official Plan of the Burlington Planning Area, City of Burlington, Revised June, 1978.

Official Plan of the Esquesing Planning Area, Revised Dec. 1973.

Official Plan of the Oakville Planning Area, Jan. 1976.

Official Plan of the Township of Nassagaweya, April, 1967.

Rural Lot Inventory, Regional Municipality of Halton, 1980.

Rural Settlement Study, Regional Municipality of Halton, 1974.

The Regional Plan, Regional Municipality of Halton, August, 1980 Consolidation.

Town of Halton Hills, Restricted Area By-Law Number 74-51, June, 1974.

REFERENCE MAPS

Aerial Photographs, (1:5000), Regional Municipality of Halton Public Works Department, 1979.

Assessment Maps 1:4800, Regional Municipality of Halton Public Works Department.

Base Map: Burlington (1:12,500), City of Burlington, Planning Department, Dec. 1972.

Base Map: Halton Hills (1:24,000), Town of Halton Hills Planning Department, 1977.

Base Map: Halton Region (1:50,000), Regional Municipality of Halton Public Works Department.

Base Map: Oakville (1:12,000), Town of Oakville Planning Department, Feb. 1980.

Base Map: Milton (1:24,000), Town of Milton Planning Department, Jan. 1977.

And also the following:

Classification of areas lying on Halton-Peel border, Regional Municipality of Peel Planning Department.

Classification of areas lying on Halton-Wellington border, County of Wellington Planning Department.

1980 Land Severance Statistics, Regional Municipality of Halton Land Division Department.

APPENDICES

For each municipality, the following section includes:

(1) A list of existing and potential Rural Clusters.

(2) An index map showing the location of the Rural Clusters.

(3) A narrative of the Rural Clusters.

(4) An individual map and description of existing and potential Rural Clusters.

APPENDIX A

HALTON HILLS
RURAL CLUSTERS

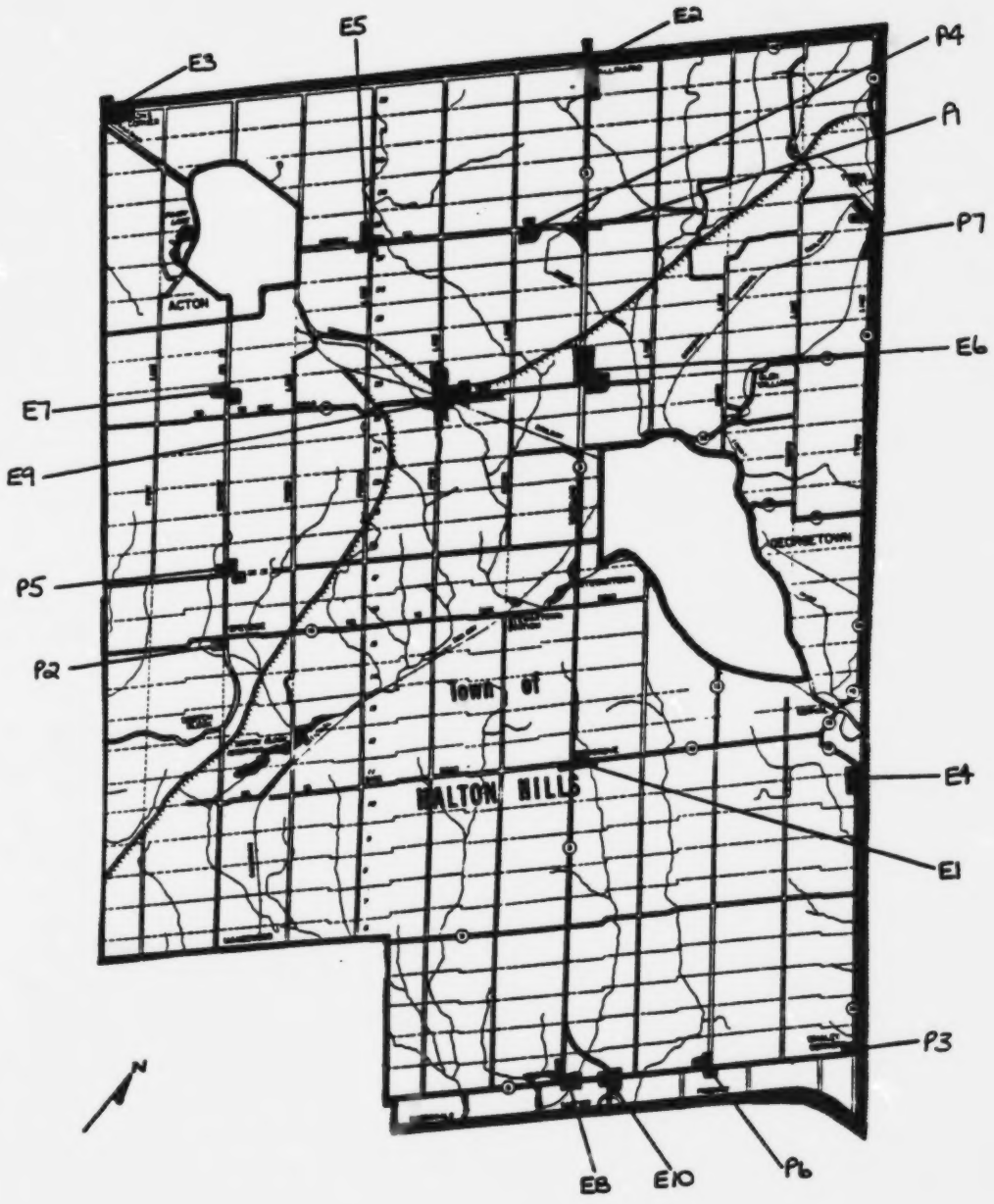
HALTON HILLS RURAL CLUSTERS

EXISTING:

E1 Ashgrove
E2 Ballinafad
E3 Crewsons Corner
E4 Halton-Peel Town Line (Lots 9-10)
E5 Highway 7/Fourth Line
E6 Highway 7/No. 22 Side Rd.
E7 Highway 25 (Lot 23)
E8 Hornby
E9 Limehouse
E10 Steeles Ave./Trafalgar Rd.

POTENTIAL:

P1 Silvercreek
P2 Speyside
P3 Whaley Corners
P4 Highway 7 (Concession V11)
P5 Highway 25/No. 17 Side Rd.
P6 Steeles Ave./Ninth Line
P7 Terra Cotta



MAP A-1

HALTON HILLS RURAL CLUSTERS - INDEX MAP

HALTON HILLS RURAL CLUSTERS

1. Existing Rural Clusters

Halton Hills has 10 areas that fall within the current Regional Plan Rural Cluster definition. The potential for infilling in these 10 Rural Clusters, as permitted in the Regional Plan, is 15 units. In addition, there are 10 vacant lots located in these areas which means that there is the possibility of 25 total units.

The Rural Cluster boundaries, as defined in the Regional Plan, are indicated on the attached maps. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there are 4 additional vacant lots and 3 possible infill areas, for a total of seven more units.

Because the delineation of some of the Rural Clusters, according to the Regional Plan definition, does not show the actual extent of the Rural Cluster; existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of the Rural Cluster boundaries has in turn created some cases where large blocks of land have been included in the Rural Cluster. The Regional Plan definition of infilling does not permit the development of these large blocks. However, since growth in the Rural Area is to be directed to Hamlets and Rural Clusters, these blocks of land provide opportunities for rural growth in such a manner as not to expand Rural Cluster boundaries and not to defeat the intent of the Regional Plan Policies. The result of the inclusion of this land is that a number of additional new units could be built. A count has been made according to how many lots could be created on each block of land, using the minimum frontage requirements established in the Esquesing Zoning By-law 74-51. As a result of the development of these blocks of land, 24 additional lots could be created.

A maximum total of 56 additional units is possible.

2. Potential Rural Clusters

Halton Hills has 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters. The potential for infilling in these 7 areas, as permitted in the Regional Plan, is an additional 11 units. In addition there are 2 vacant lots located in these areas which means that there is the possibility of 13 total units.

The boundaries of these potential Rural Clusters, as defined in the Regional Plan, are indicated on the attached maps.

Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there are 2 additional vacant lots and no possible infill areas, for a total of 2 more units.

As explained under the heading of "Existing Rural Clusters", the inclusion of large blocks of land lying within the extended cluster boundaries could result in the building of new units. Considering the minimum frontage requirements established in the Esquesing Zoning By-law 74-51, 8 additional lots could be created.

Considering all of the above infill possibilities within the potential Rural Clusters, a maximum total of 23 units is possible.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Halton Hills has 10 areas that fall within the current definition with an additional 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters.

A maximum total of 56 residential units could be constructed within the existing Rural Clusters and 23 within the potential clusters providing all lands within the extended boundaries are developed. As a result a maximum of 79 residential units could be constructed in the Halton Hills Rural Area.

With few exceptions, the Rural Clusters in Halton Hills are located on major roads (i.e. Highway 25, Trafalgar Road, Steeles Avenue).

The existing Rural Clusters in Halton Hills are:

- Ashgrove
- Ballinafad
- Crewsons Corner
- Halton-Peel Town Line (Lots 9-10)
- Highway 7/4th Line
- Highway 7/No. 22 Side Road
- Highway 25/Lot 23
- Hornby
- Limehouse
- Steeles Avenue/Trafalgar Road

The potential Rural Clusters in Halton Hills are:

- Silvercreek
- Speyside
- Whaley Corners
- Highway 7/Concession VII
- Highway 25/No. 17 Side Road
- Steeles Avenue/9th Line
- Terra Cotta

E1 ASHGROVE

Non-residential units: 4

General store/snack bar/groceries
BP Gas Station
Ashgrove Welding
Body Shop Accessory Building

Residential units:

Within Cluster boundaries: 17
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 165 metres north, 70 metres south, 350 metres east and 230 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 250 metres east.

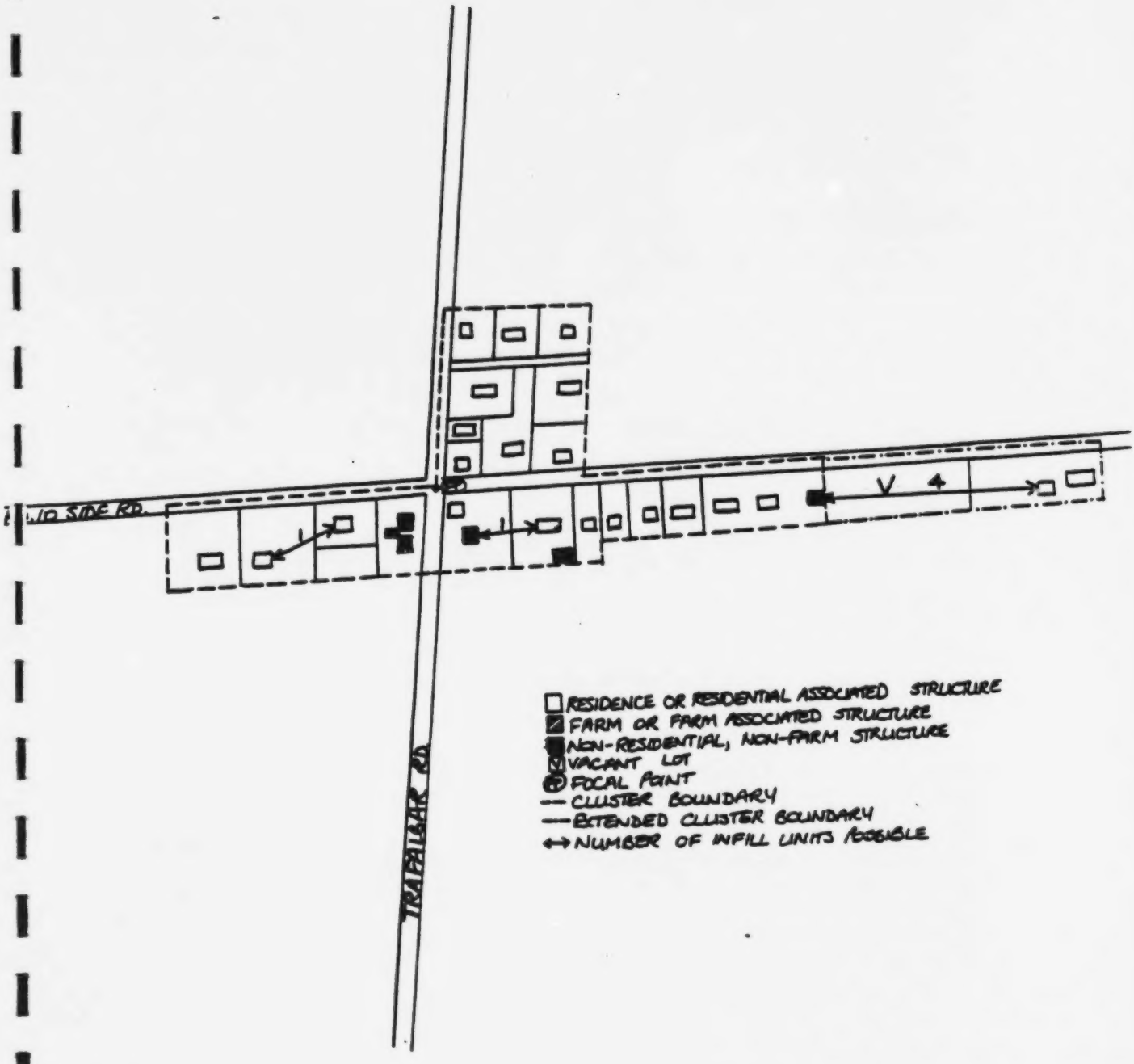
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 1.5 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	3
Total:	5

E1. ASHGROVE


W10 SIDE RD.
TRAFALGAR RD.
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E2 BALLINAFAD

Non-residential units: 9

ford Bros. Feed Mill
Ballinafad United Church
Gas station
AAA Sign Service
Ballinafad Community Centre
Shortills General Store
Colins Small Engine Repair
Interior Shop
Wally's Auto Body

Residential units: Halton Region only

Within Cluster boundaries: 13
In extended Cluster boundaries: 3

Cluster Boundaries: extend approximately 600 metres north, 600 metres south, 600 metres east and 550 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 30 metres north.

Vacant lots:

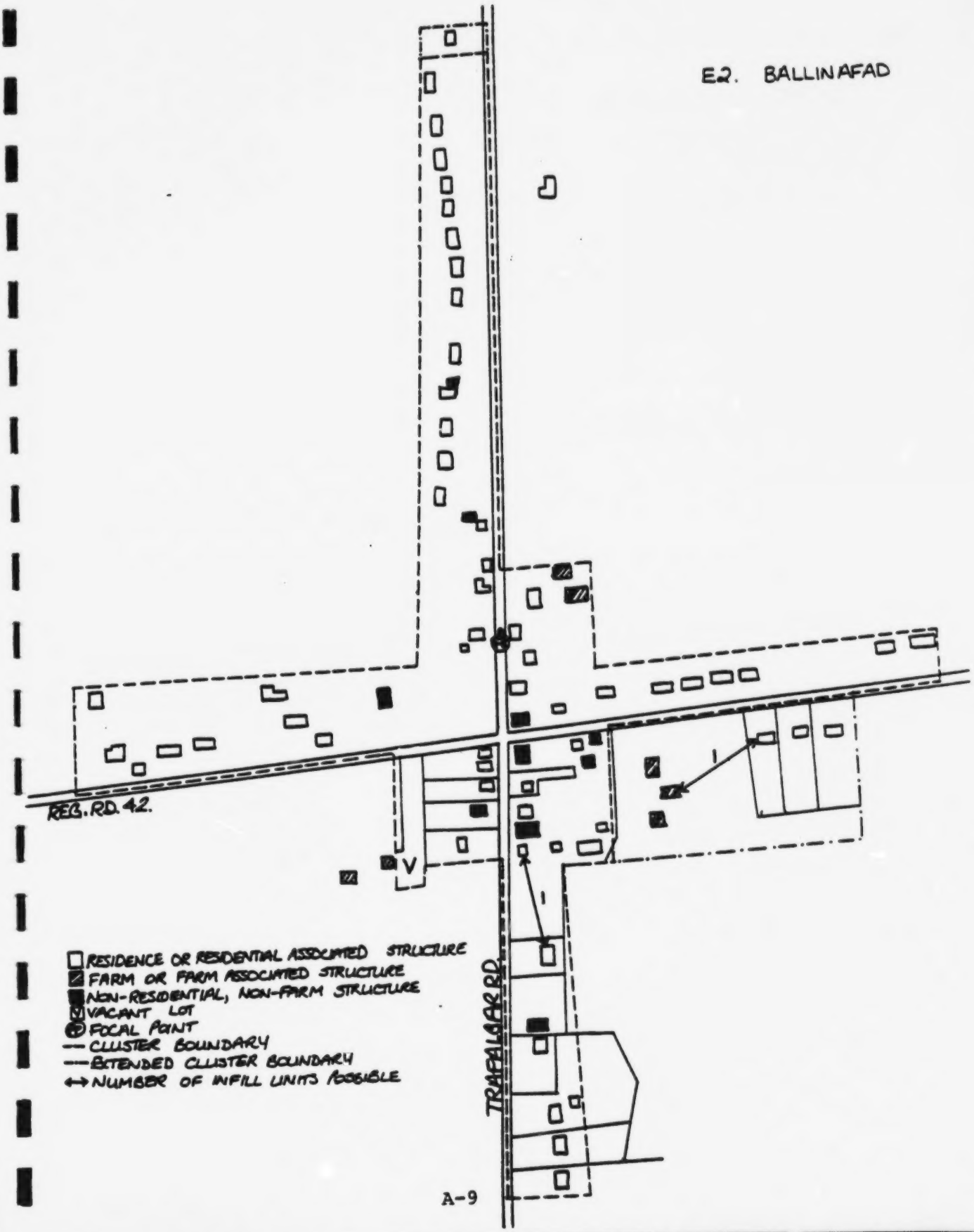
Within Cluster boundaries: 1 .68 acres
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	1
Complete development of Cluster:	0
Total:	2

Ballinafad is covered by the Guelph and Suburban Official Plan and therein is designated as a hamlet. There are no plans for water provision or sewers and therefore future development will be restricted to infilling and very limited expansion. Future building will conform to eight requirements as stated in the Guelph plan. Ballinafad is to be the subject of a study in the near future due to the possible revision of the defined hamlets.

E2. BALLINAFAD



E3 CREWSONS CORNER

Non-Residential units: 2

Halton Hills Collision
Action L0L 467

Residential units: Halton Region only

Within Cluster boundaries: 5, 1 inactive

Cluster Boundaries: extend approximately 250 metres north and 390 metres east from the focal point.

Vacant lots:

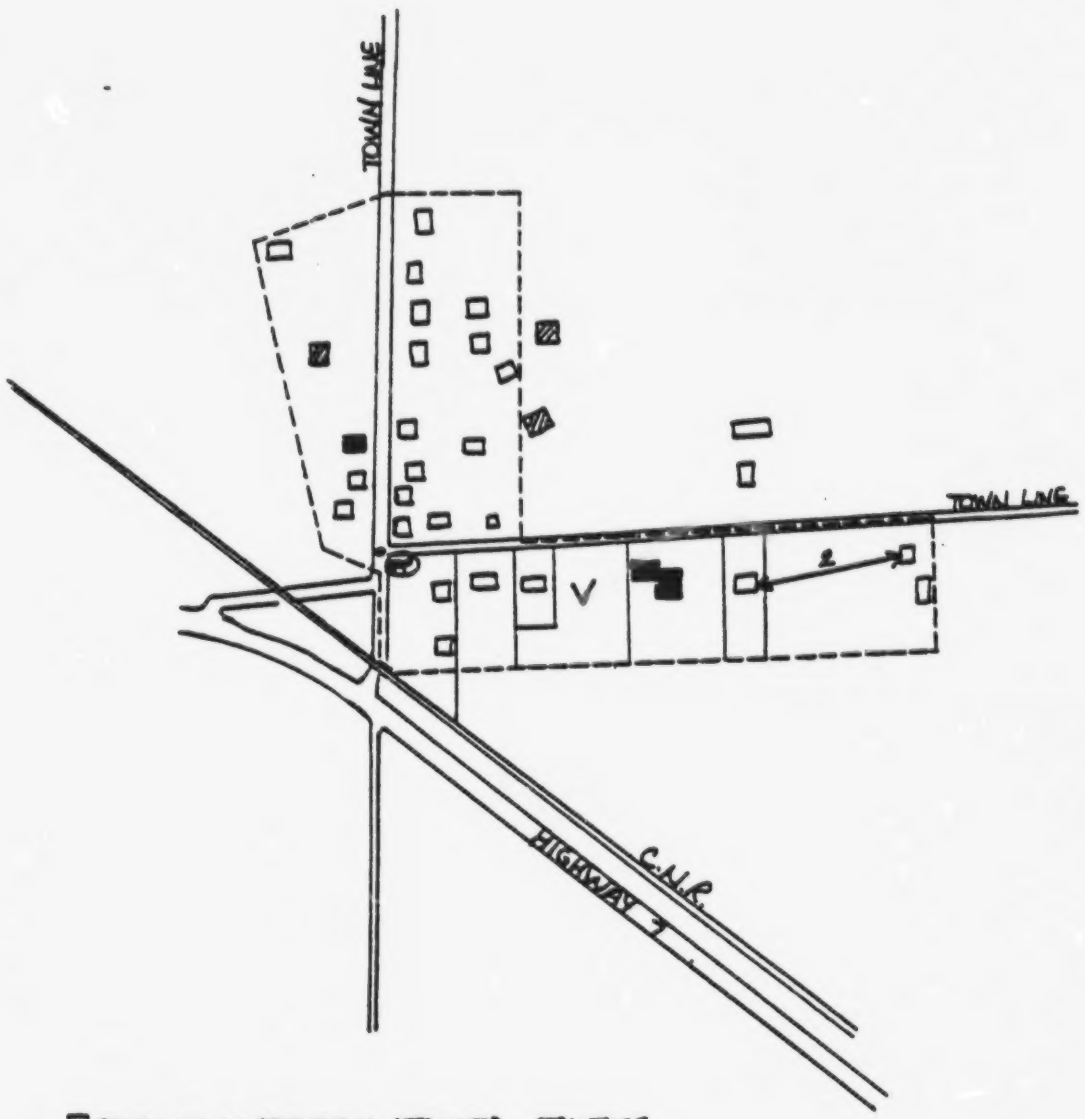
Within Cluster boundaries: 1 3 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

Crewsons Corner is covered is covered by the Guelph and Suburban Official Plan and therein is designated as a hamlet. There are no plans for water provision or sewers and therefore future development will be restricted to infilling and very limited expansion. Future building will conform to eight requirements as stated in the Guelph Official Plan. The defined hamlets are to be revised in the near future. At that time Crewsons Corner will probably be deleted from this designation.

E3. CREWSONS CORNER



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- V VACANT LOT
- FP FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

E4 HALTON-PEEL TOWN LINE (LOTS 9-10)

Non-Residential units: 2

Hermans Aluminum and Roofing
Owens Repairs

Residential units: Halton Region onl.

Within Cluster boundaries: 10
In extended Cluster boundaries: 5

Cluster Boundaries: extend approximately 200 metres north and 175 metres south, from the focal point.

Extended Cluster Boundaries: extend an additional 400 metres north.

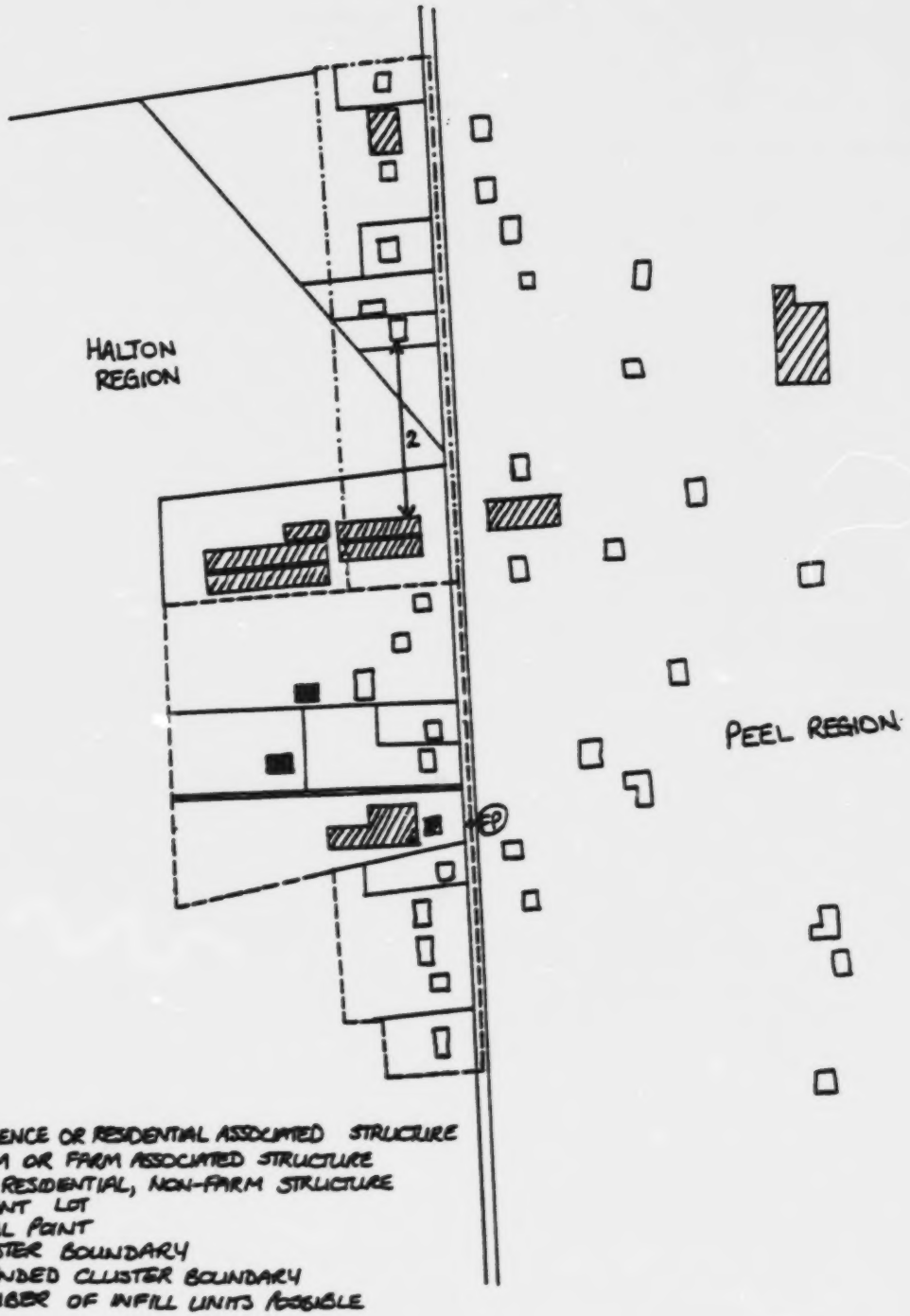
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	2
Total:	2

EA. HALTON-PEEL TOWN LINE
(LOTS 9-10)



ES HIGHWAY 7 & FOURTH LINE

Non-Residential units: 3

Esso Sales Agency (fuel depot)
Halls Custom Carpentry Shop
Fletcher Sports

Residential units:

Within Cluster boundaries: 39, 1 inactive

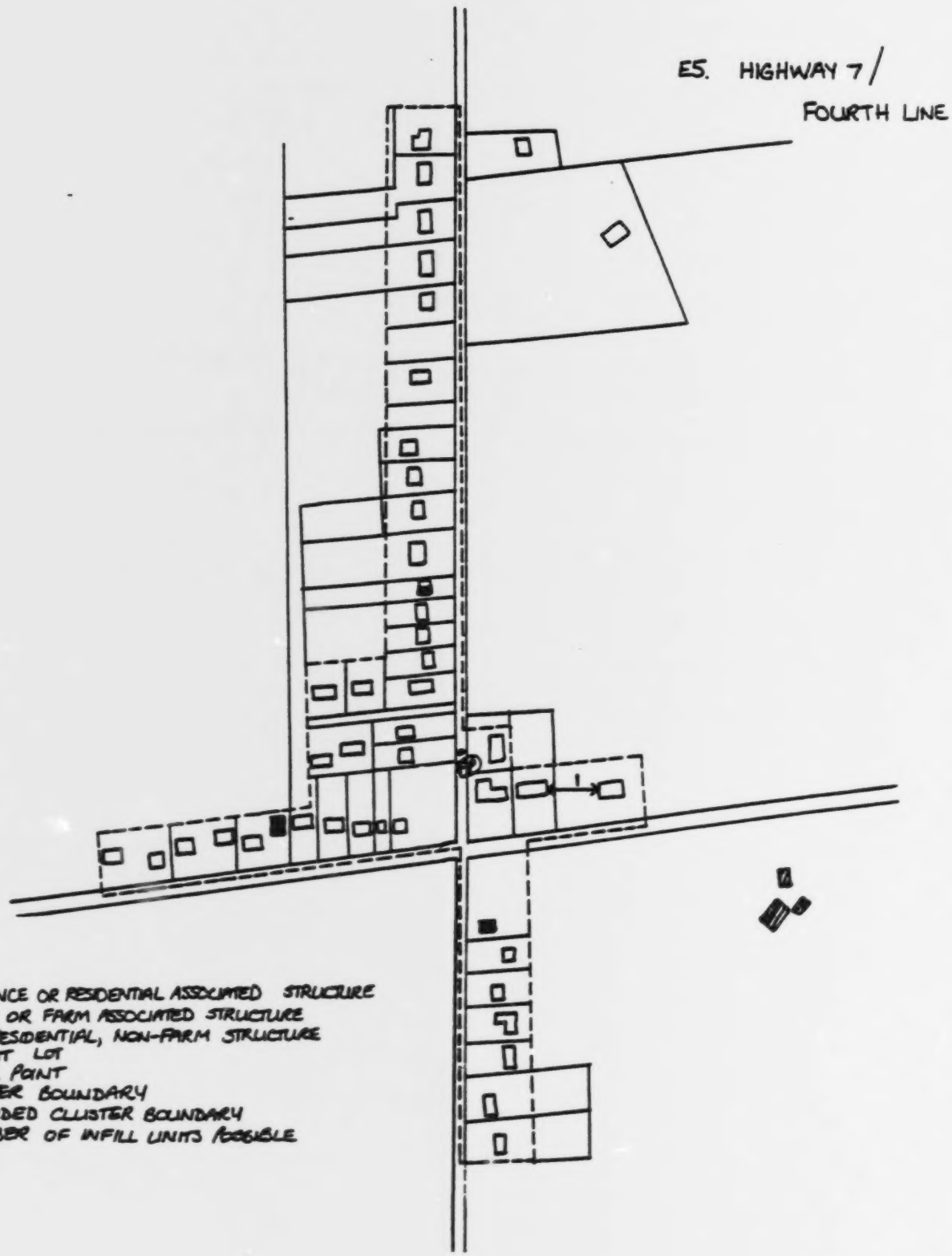
Cluster Boundaries: extend approximately 600 metres north, 375 metres south, 250 metres east, and 415 metres west, from the focal point.

Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	1


ES. HIGHWAY 7 /
FOURTH LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E6 HIGHWAY 7 & NO. 22 SIDE ROAD

Non-Residential units: 4 active, 1 inactive

W. A. Reynolds Associates
Park Lincoln Mercury
Penson-New Holland Farm Equipment
Kingdom Hall of Jehovahs Witnesses

Residential units:

Within Cluster boundaries: 29
In extended Cluster boundaries: 5

Cluster Boundaries: extend approximately 600 metres north and 375 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 15 metres north.

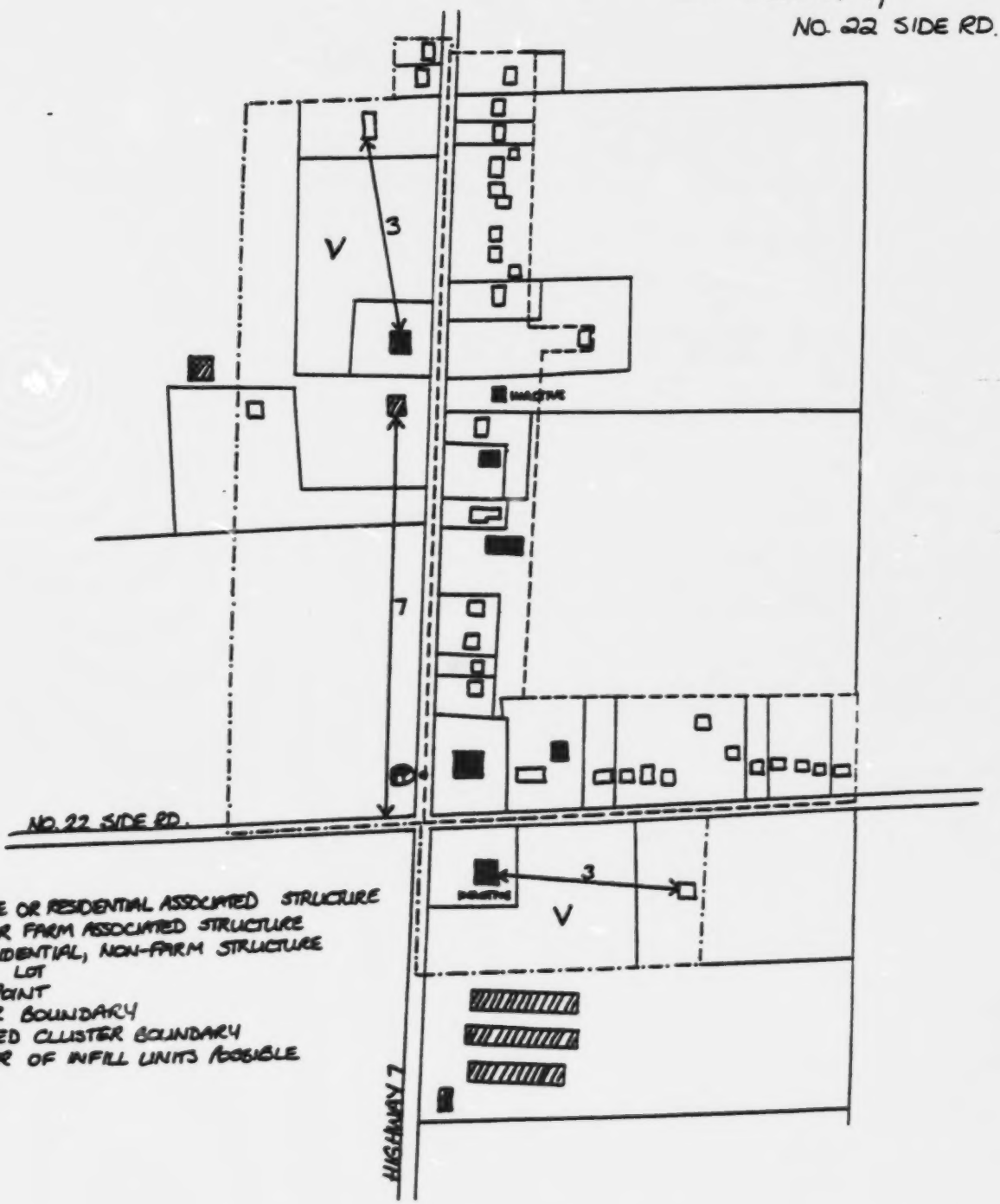
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 2 4.04 acres

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	11
Total:	11

E6. HIGHWAY 7/
NO. 22 SIDE RD.



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

E7 HIGHWAY 25 (LOT 23)

Non-Residential units: 3

Jack Ridley Cartage Ltd.
D & H Automotive
Acton Tool & Die
Also a farm related non-residential unit.
Tuitmans Garden Centre and Landscaping

Residential units:

Within Cluster boundaries: 6

Cluster Boundaries: extend approximately 175 metres north and 200 metres south, from the focal point.

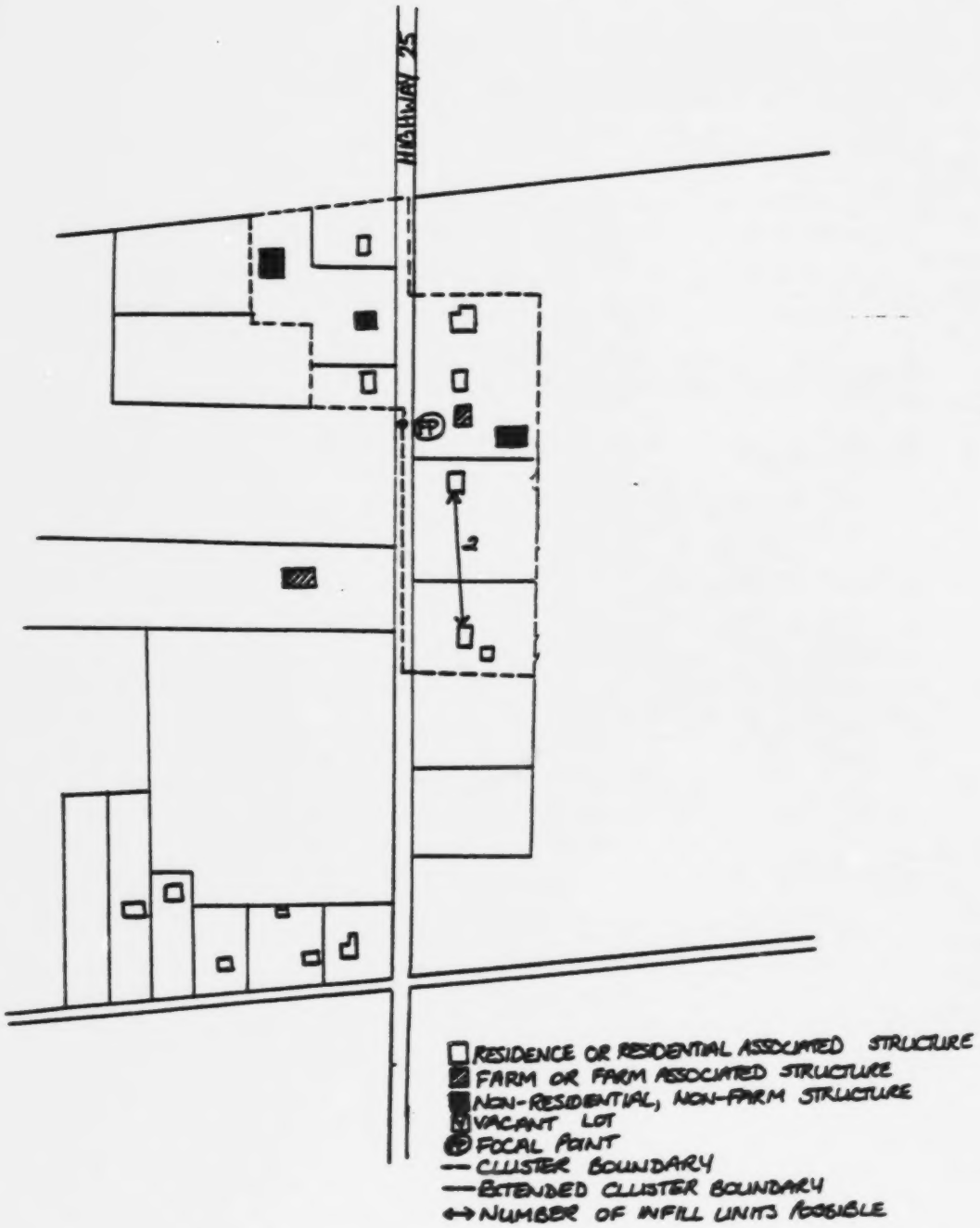
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

E7. HIGHWAY 25
(LOT 23)



E6 HORNBY

Non-Residential units: 3

Adult Rehabilitation Centre
Hornby General Store
Little Red Hen General Store

Residential units:

Within Cluster boundaries: 12
In extended Cluster boundaries: 14

Cluster Boundaries: extend approximately 80 metres north, 270 metres east and 110 metres west, from the focal pont.

Extended Cluster Boundaries: extend an additional 560 metres north and 100 metres east.

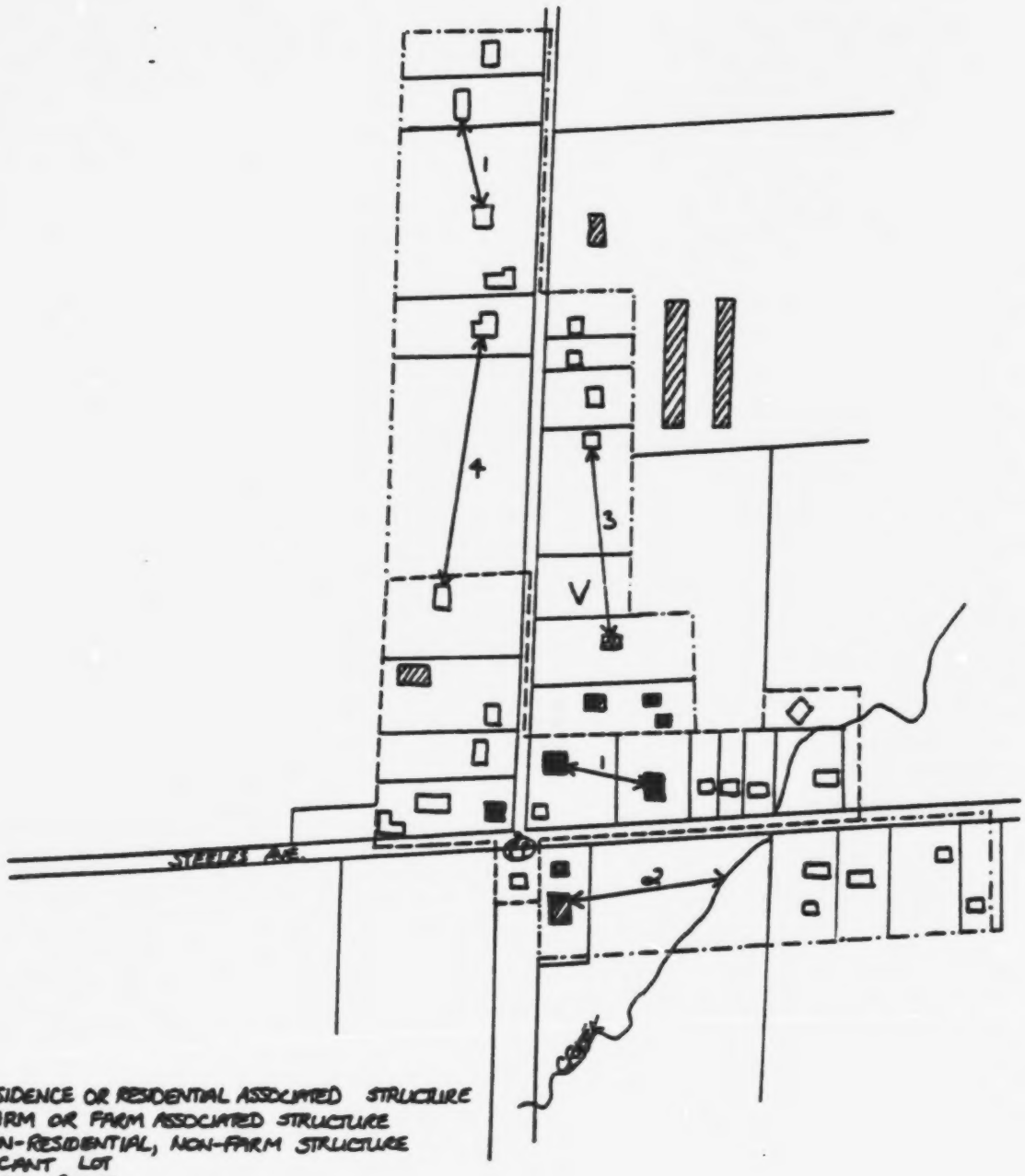
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 .93 acres

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	1
Complete development of Cluster:	8
Total:	10

E8 HORNBY



RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
↔ NUMBER OF INFILL UNITS POSSIBLE

E9 LIMEHOUSE

Non-Residential units: 9

Limehouse General Store
Scotts Woodstoves and Village Crafts
Halton Car Wreckers
Limehouse Public School
Privately owned business
Gas Station/Garage
Halton Hills Animal Control Shelter
Limehouse Memorial Hall
Limehouse Scout Hut

Residential units:

Within Cluster boundaries: 55 active, 1 inactive
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 510 metres north, 600 metres south, 600 metres east and 210 metres west, from the focal point.

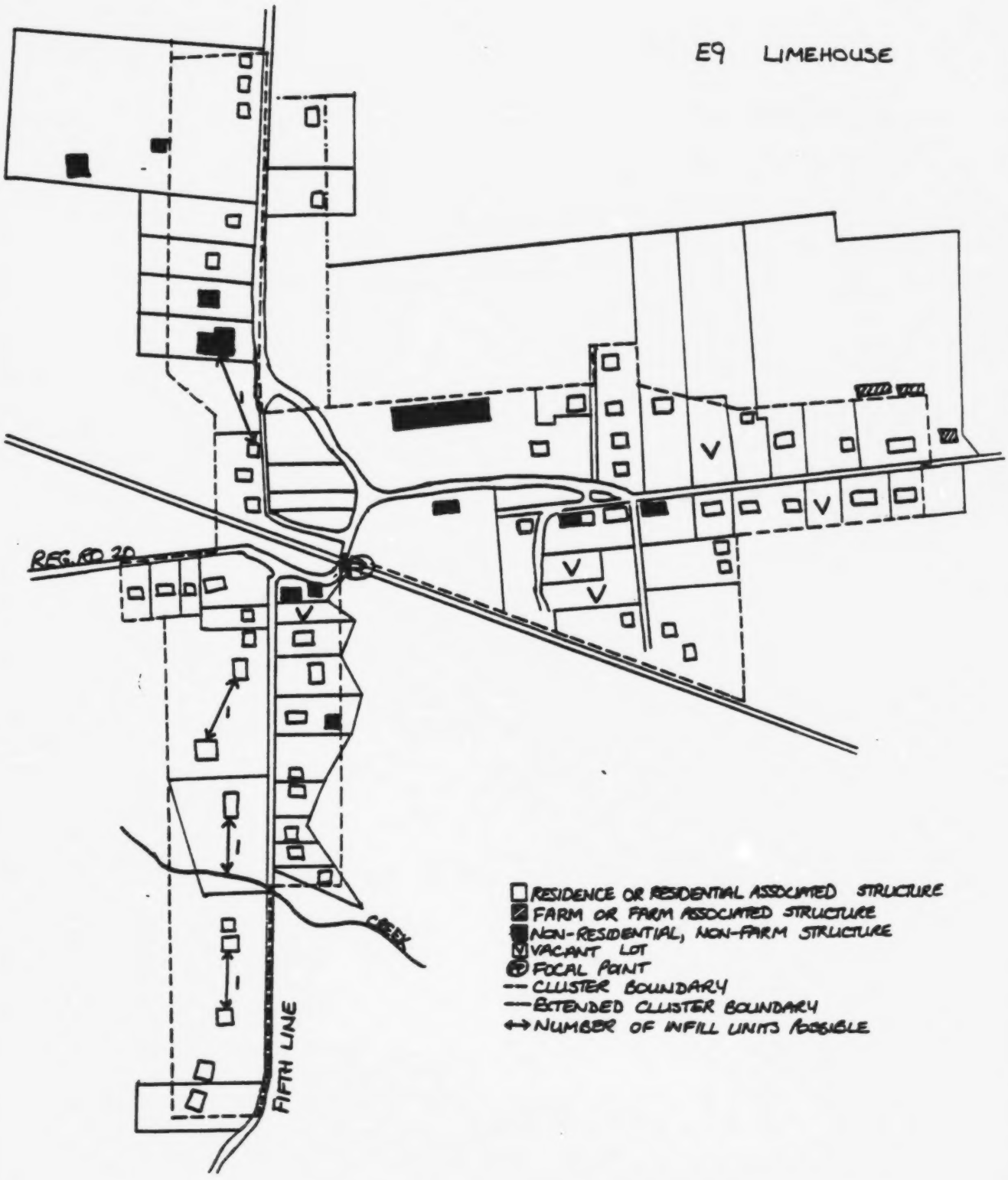
Vacant lots:

Within Cluster boundaries: 5 .23 acre
.64 acre
3.1 acres
.23 acre
.41 acre

In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4


E9 LIMEHOUSE
REG. RD 20
FIFTH LINE
CREEK
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E10 STEELES AVE. & TRAFALGAR ROAD

Non-Residential units: 5

Real Estate Corner
Country Fare-Fruit Market, Kitchen/Shell Gas Station
Royce Auto Service
Hornby Community Centre & Co-op Nursery School
Contracting Equipment

Immediately beyond the south boundary is a carpool parking lot.

Residential units:

Within Cluster boundaries: 8
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 170 metres north, 235 metres south, 150 metres east and 210 metres west, from the focal point.

Vacant lots:

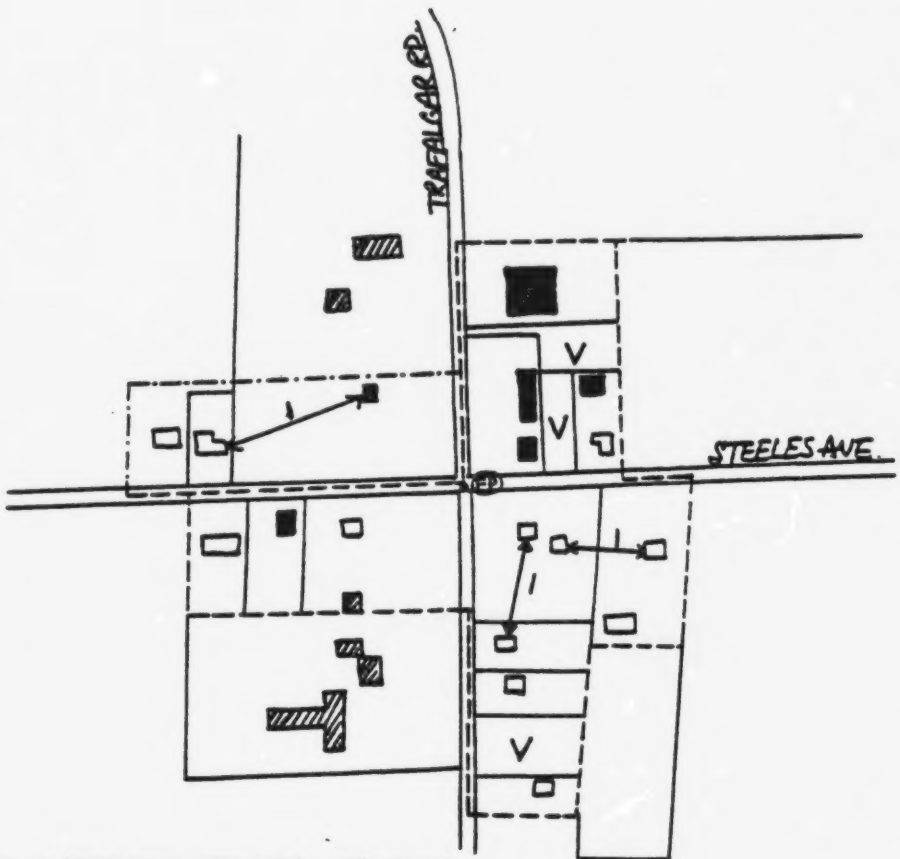
Within Cluster boundaries: 3 .56 acre
.62 acre
.93 acre
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	1
Complete development of Cluster:	0
Total:	3

This area is considered to be a part of Hornby, although under the regional plan definition, they are separate clusters.

E10 STEELES AVE. / TRAFALGAR RD.



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- V VACANT LOT
- FP FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

P1 SILVERCREEK

Non-Residential units: 1

Grant Baker Shell Station

Residential units:

Within Cluster boundaries: 37

Cluster Boundaries: extend approximately 150 metres north, 490 metres south, 535 metres east, and 385 metres west, from the focal point.

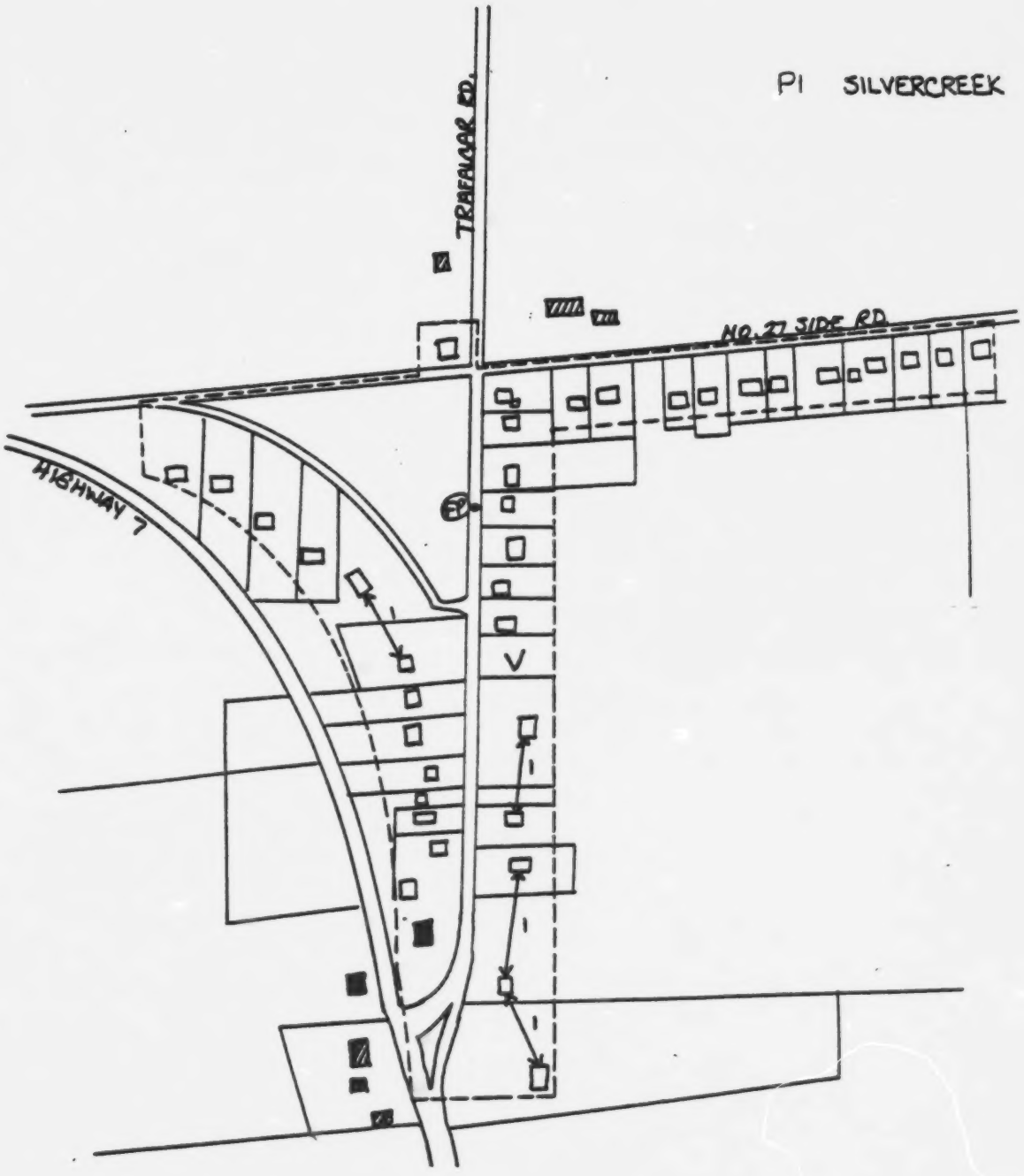
Vacant lots:

Within Cluster boundaries: 1 .5 acre
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4

P1 SILVERCREEK



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P2 SPEYSIDE

Non-Residential units: 2

Gas station
Water Trucking Company

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 85 metres north, 85 metres south and 205 metres west, from the focal ponit.

Extended Cluster Boundaries: extend an additional 50 metres west.

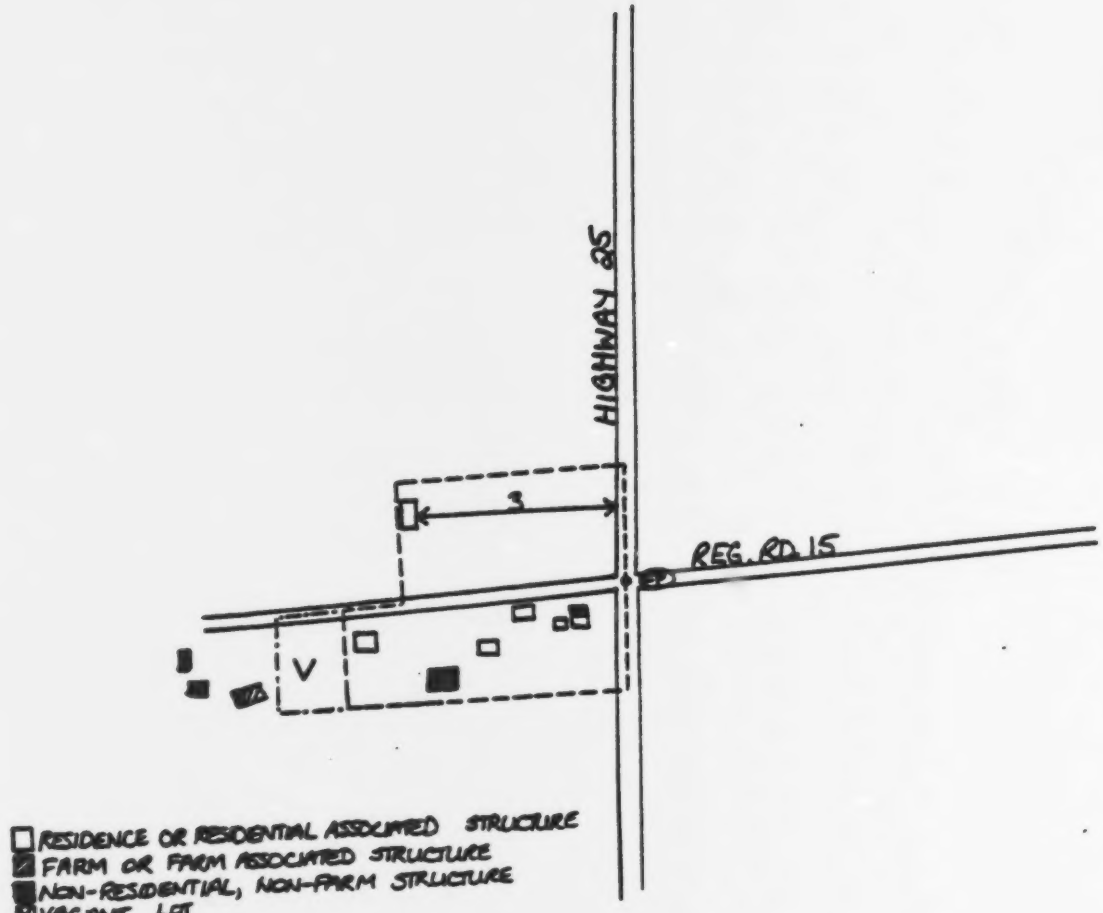
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 .75 acre

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	3
Total:	3

P2 SPEYSIDE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P3 WHALEY CORNERS

Non-Residential units: 2

Esso Gas Station
Alma Custom Builders

Residential units:

Within Cluster boundaries: 4

Cluster Boundaries: extend approximately 80 metres north, 170 metres east and 200 metres west, from the focal point.

Vacant lots:

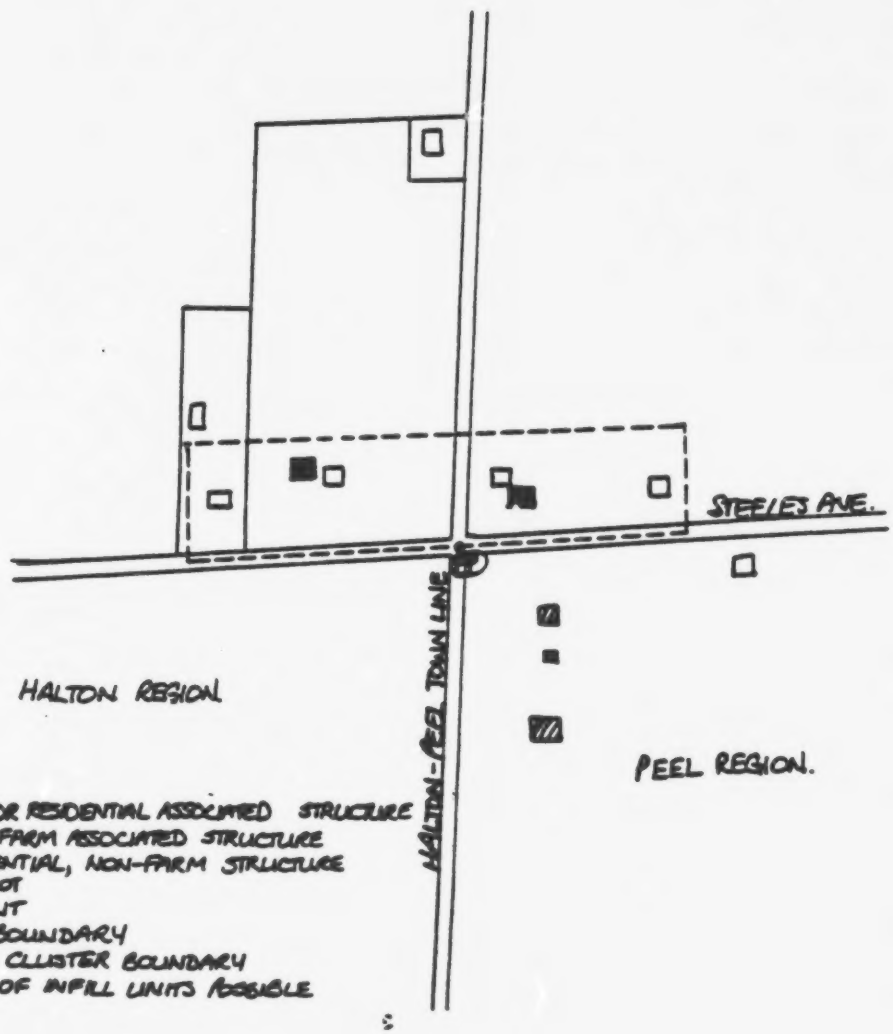
Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

Whaley Corners is designated by the Peel Region as a limited growth area with extremely limited growth planned for the future.

P3 WHALEY CORNERS



P4 HIGHWAY 7 (CONCESSION VII)

Non-Residential units: 1

Cedar Springs Motel

Residential units:

Within Cluster boundaries: 15

Cluster Boundaries: extend approximate 245 metres east and 290 metres west, from the focal point.

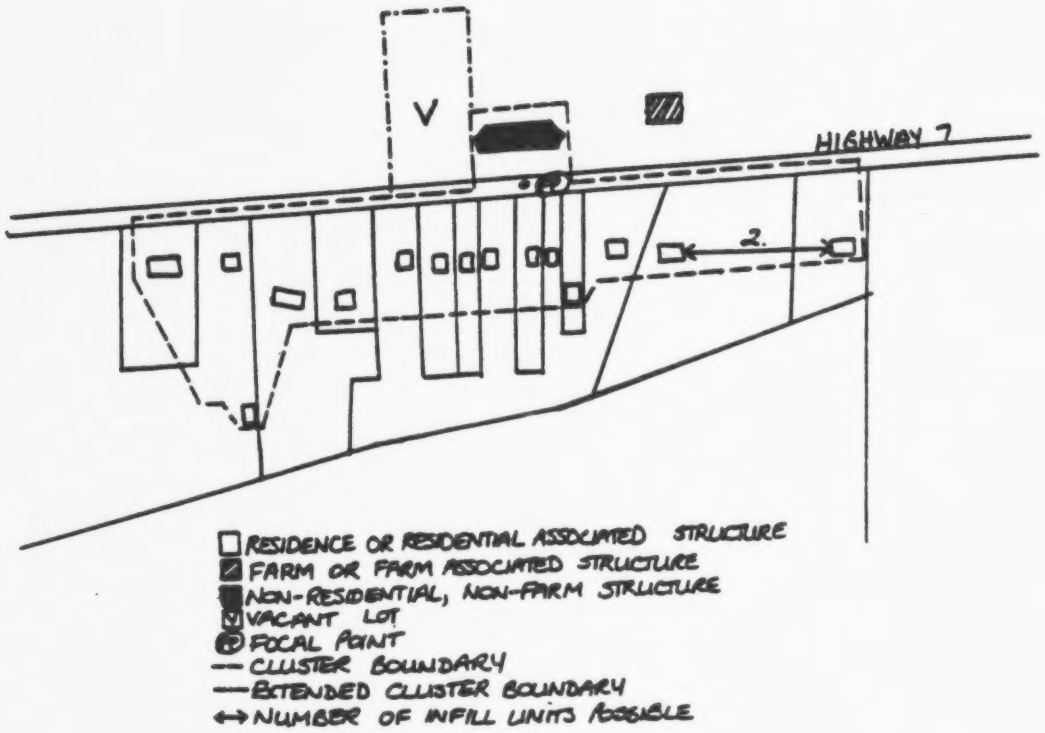
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 2 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

P4 HIGHWAY 7/
CONCESSION VII



PS HIGHWAY 25 & NO. 17 SIDE ROAD

Non-Residential units: 1

Speyside Public School

Residential units:

Within Cluster boundaries: 7

Cluster Boundaries: extend approximately 205 metres north, 115 metres west and 195 metres east, from the focal point.

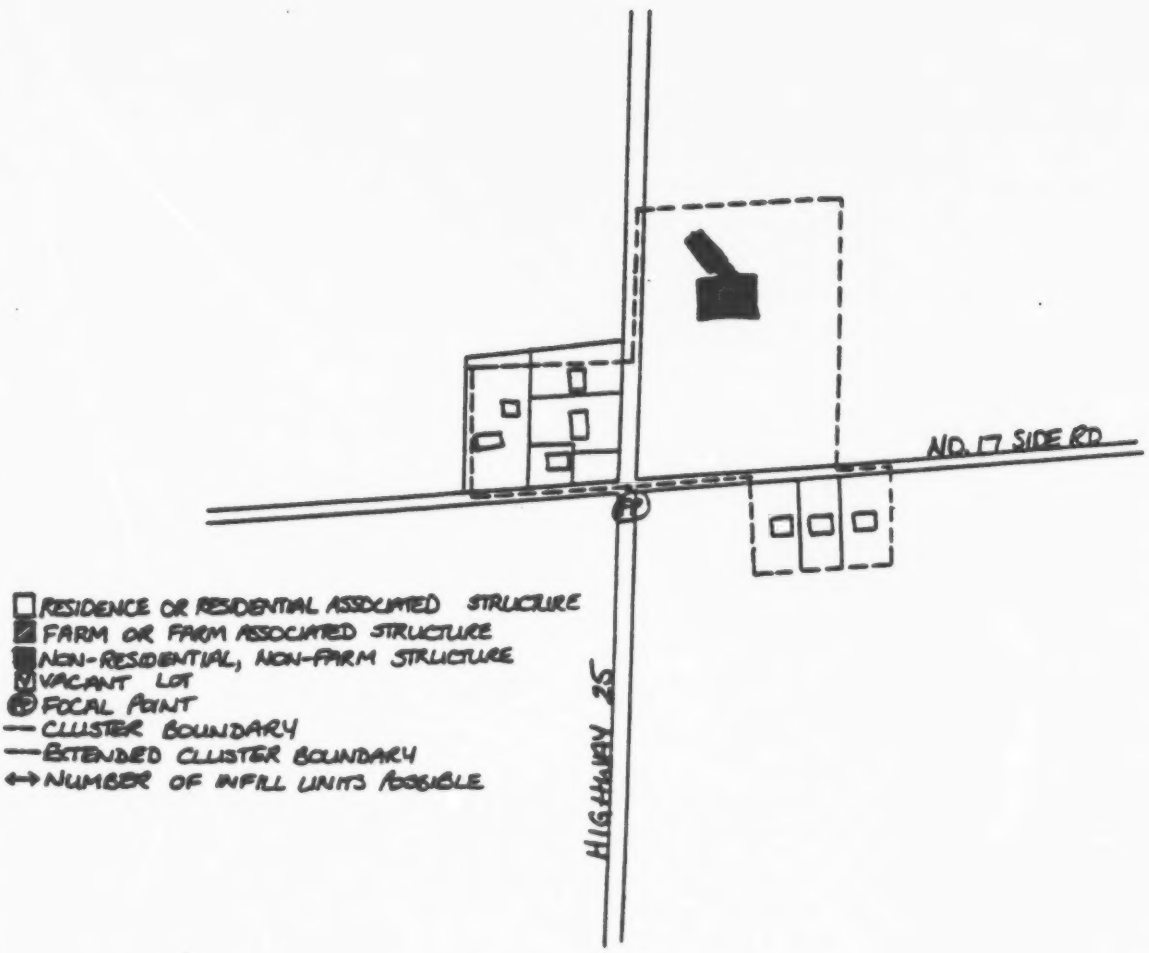
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P5 HIGHWAY 25/
NO. 17 SIDE RD



P6 STEELES AVENUE & NINTH LINE

Non-Residential units: 1

St. Stephens Church and Cemetery

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 150 metres north, 230 metres west, from the focal point.

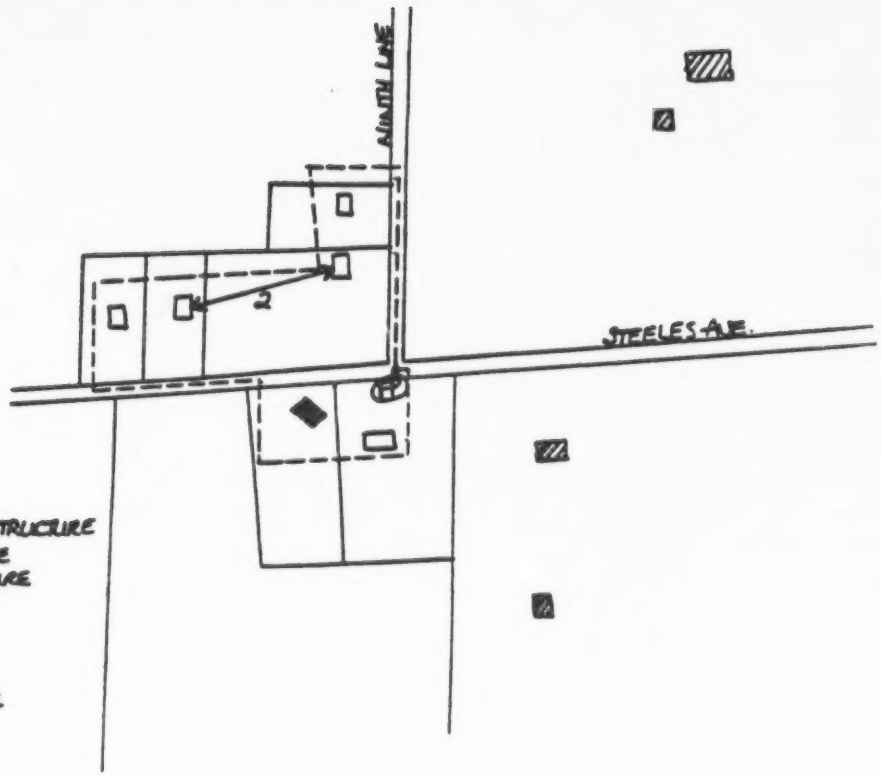
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

P6 STEELES AVE./
NINTH LINE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P7 TERRA COTTA

Non-Residential units: 1

Deforest Brothers Masonry

Residential units:

Within Cluster boundaries: 27
In extended Cluster boundaries: 7

Cluster Boundaries: extend approximately 580 metres north (following No. 27 Side Road), 600 metres south, 155 metres east (following Leslie Hill), and 550 metres west, from the focal point.

Vacant lots:

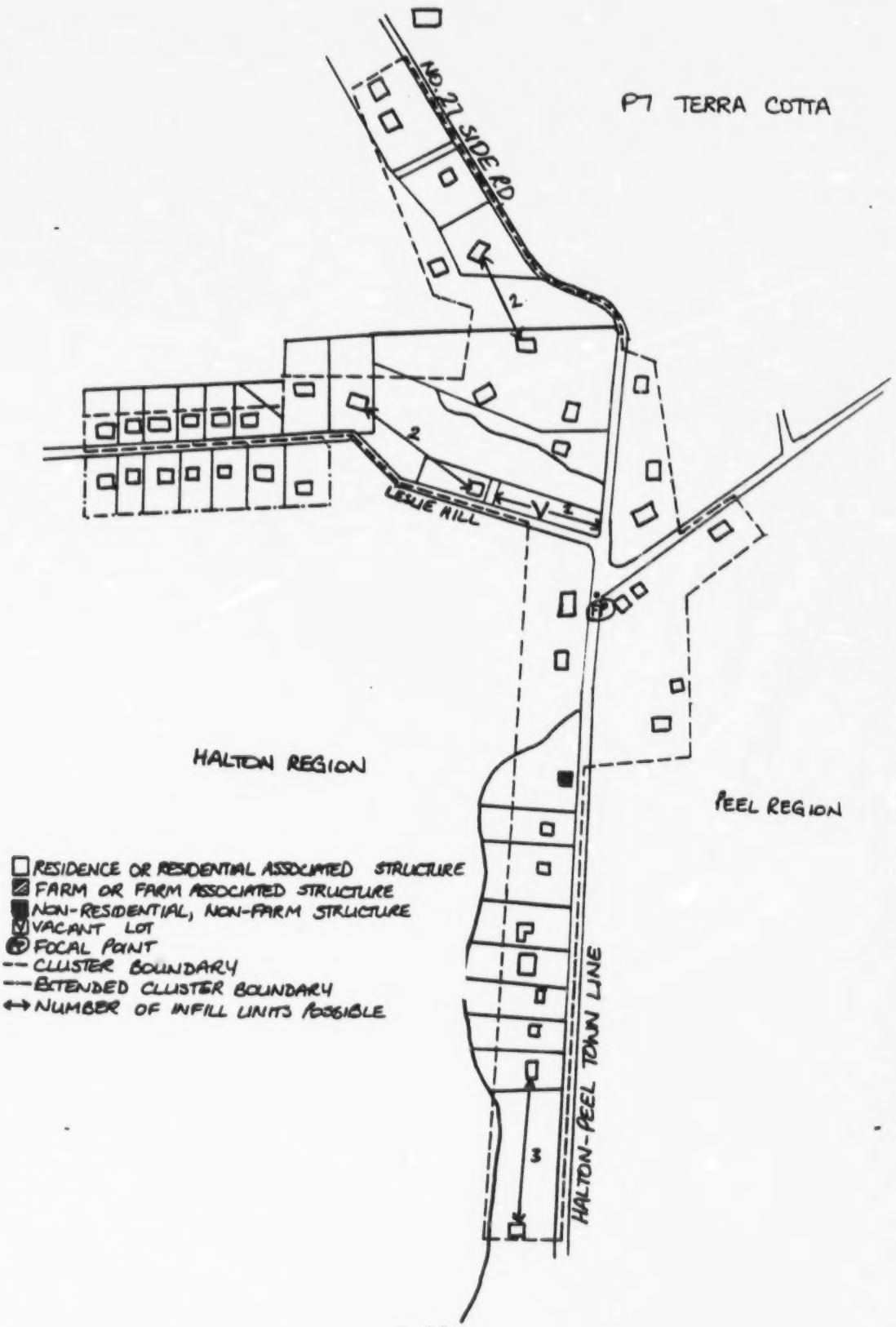
Within Cluster boundaries: 1 .37 acres
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	5
Total:	8

The majority of non-residential units of Terra Cotta are located in the Peel Region. There is a division of greater than 150 metres between the last non-farm unit in Halton Region and the first non-farm unit in Peel Region, thus separating the area into two-the area in Peel, and the potential cluster in Halton.

Peel Region designates this Rural Settlement Area as a "no-growth" area, with growth in the future resulting from infilling only.


P7 TERRA COTTA
NO. 27 SIDE RD
LESLIE HILL
HALTON REGION
PEEL REGION
HALTON-PEEL TOWN LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

APPENDIX B

MILTON
RURAL CLUSTERS

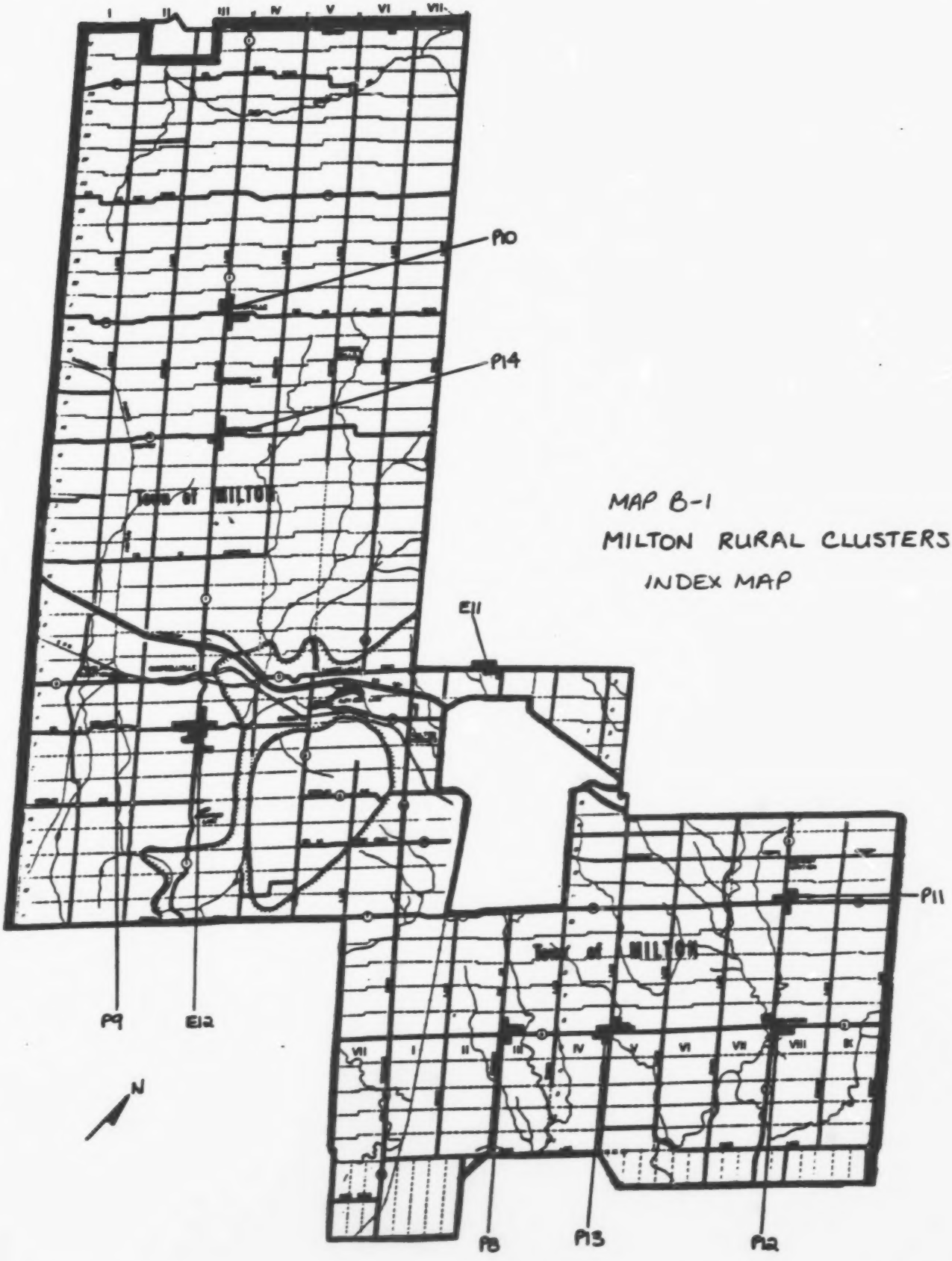
MILTON RURAL CLUSTERS

EXISTING:

E11 Mansewood
E12 Guelph Line/No. 3 Side Rd.

POTENTIAL:

P8 Boyne
P9 Guelph Junction
P10 Darbyville
P11 Agerton
P12 Drumquin
P13 Omagh
P14 Haltonville



MAP B-1
MILTON RURAL CLUSTERS
INDEX MAP

MILTON RURAL CLUSTERS

1. Existing Rural Clusters

Milton has 2 areas that fall within the current Regional Plan Rural Cluster definition. The potential for infilling in these 2 Rural Clusters, as permitted in the Regional Plan, is 6 units. In addition, there are 2 vacant lots located in these areas which means that there is the possibility of 8 total units.

The Rural Cluster boundaries, as defined in the Regional Plan, are indicated on the aerial photographs. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there is 1 additional vacant lot and 1 possible infill area, for a total of 2 more units.

Because the delineation of some of the Rural Clusters, according to the Regional Plan definition, does not show the actual extent of the Rural Cluster; existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of the Rural Cluster boundaries has in turn created some cases where large blocks of land have been included in the Rural Cluster. The Regional Plan definition of infilling does not permit the development of these large blocks. However, since growth in the Rural Area is to be directed to Hamlets and Rural Clusters, these blocks of land provide opportunities for rural growth in such a manner as not to expand Rural Cluster boundaries and not to defeat the intent of the Regional Plan Policies. The result of the inclusion of this land is that a number of additional new units could be built. A count has been made according to how many lots could be created on each block of land, using the minimum frontage requirements established in the Local Zoning By-Laws. As a result of the development of these blocks of land, 4 additional lots could be created.

Considering all of the above infilling possiblities within the existing Rural Clusters, a maximum of 14 additional units is possible.

2. Potential Rural Clusters

Milton has 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters. The potential for infilling in these 7 areas, as permitted in the Regional Plan, is 5 units. In addition there are 4 vacant lots located in these areas which means that there is the possibility of 9 total units.

The boundaries of these potential Rural Clusters, as defined in the Regional Plan, are indicated on the aerial photographs. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there is 1 additional vacant lot and no possible infill areas, for a total of 1 more unit.

As explained under the heading of "Existing Rural Clusters", the inclusion of large blocks of land lying within the extended cluster boundaries could result in the building of new units. Considering the minimum frontage requirements established in the Local Zoning By-law, 16 additional lots could be created.

Considering all of the above infill possibilities within the potential Rural Clusters, a maximum total of 26 units is possible.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Milton has 2 areas that fall within the current definition with an additional 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters.

A maximum total of 14 residential units could be constructed within the existing Rural Clusters and 26 within the potential clusters providing all lands within the extended boundaries are developed. As a result a maximum of 40 residential units could be constructed in the Milton Rural Area.

With few exceptions, the Rural Clusters in Milton are located on the major roads (i.e. Guelph Line, Trafalgar Road, Brittannia Rd.).

The existing Rural Clusters in Milton are:

- Mansewood
- Guelph Line/No. 3 Side road

The potential Rural Clusters in Milton are:

- Boyne
- Guelph Junction
- Darbyville
- Agerton
- Drumquin
- Omagh
- Haltonville

E/I MANSEWOOD

Non-Residential units: 3

Country Petes Furniture
Chalet Restaurant
Scotch Block Women's Institute

Residential units:

Within Cluster boundaries 14
In extended Cluster boundaries: 12

Cluster Boundaries: extend approximately 395 metres south, 550 metres west, from the focal point

Extended Cluster Boundaries: extend an additional 365 metres west.

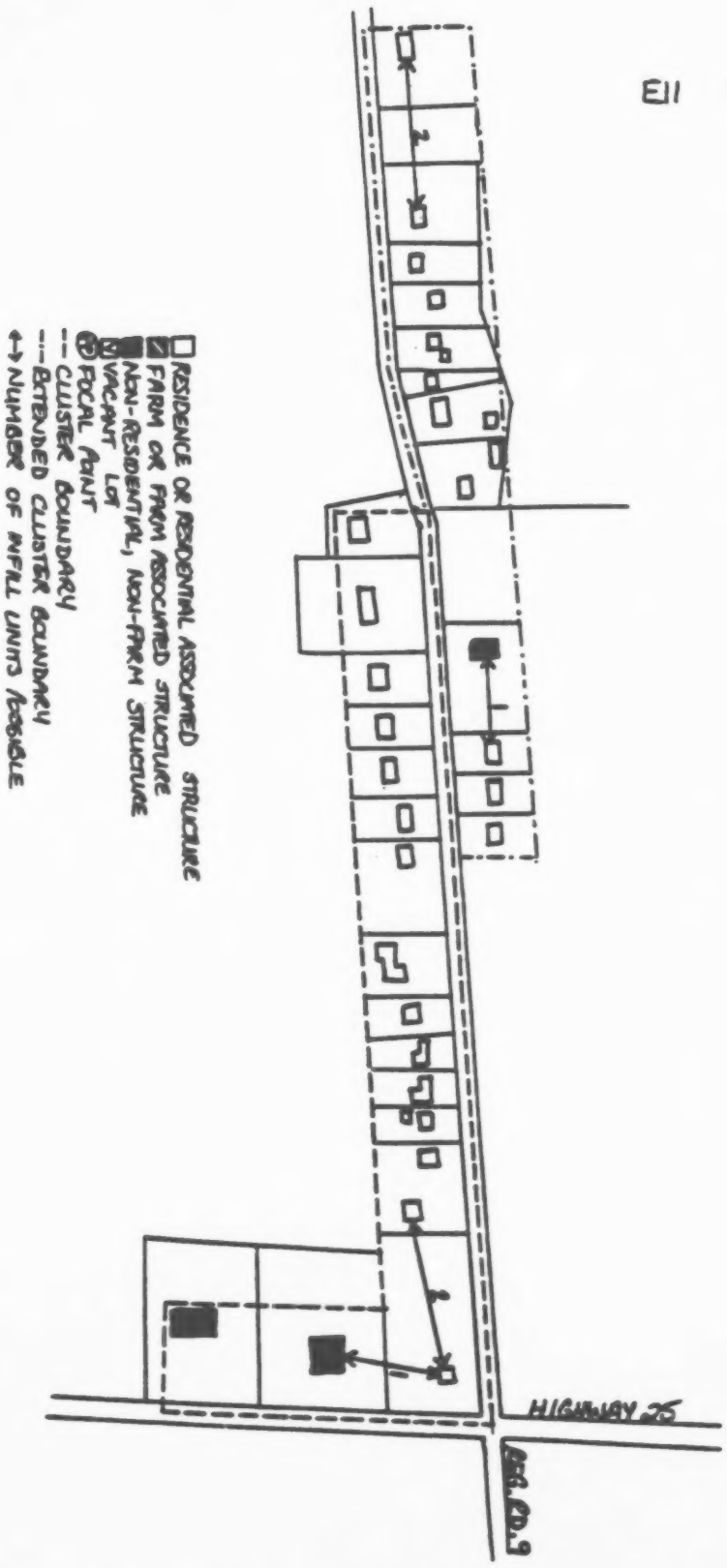
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries	3
In extended Cluster boundaries:	1
Complete development of Cluster:	2
Total:	6

E11 MANSEWOOD



E12 GUELPH LINE/NO. 3 SIDE ROAD

Non-Residential units 2

Dads Restaurant
Currie Distributing

Residential units:

Within Cluster boundaries: 47

Cluster Boundaries: extend approximately 600 metres north, 600 metres south, 495 metres east and 490 west, from the focal point.

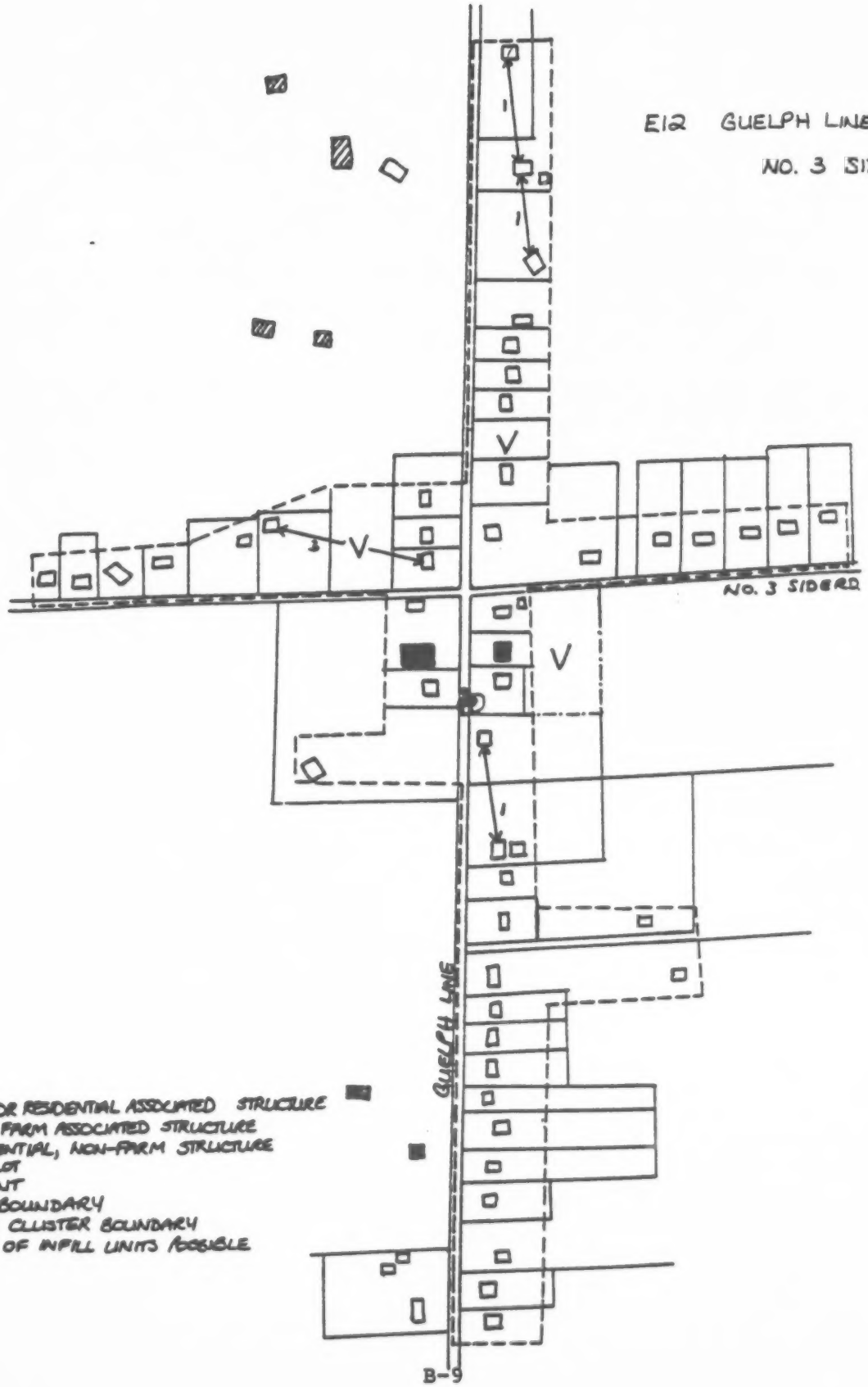
Vacant lots:

Within Cluster boundaries: 2
In extended Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries	3
In extended Cluster boundaries:	0
Complete development of Cluster	2
Total:	5

E12 GUELPH LINE / NO. 3 SIDE RD



PB BOYNE

Non-Residential units: 2

D & F Excavating
Boyne Community Centre

Residential units:

Within Cluster boundaries: 6
In extended Cluster boundaries: 1

Cluster Boundaries extend approximately 195 metres north, 50 metres south and 135 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 165 metres east.

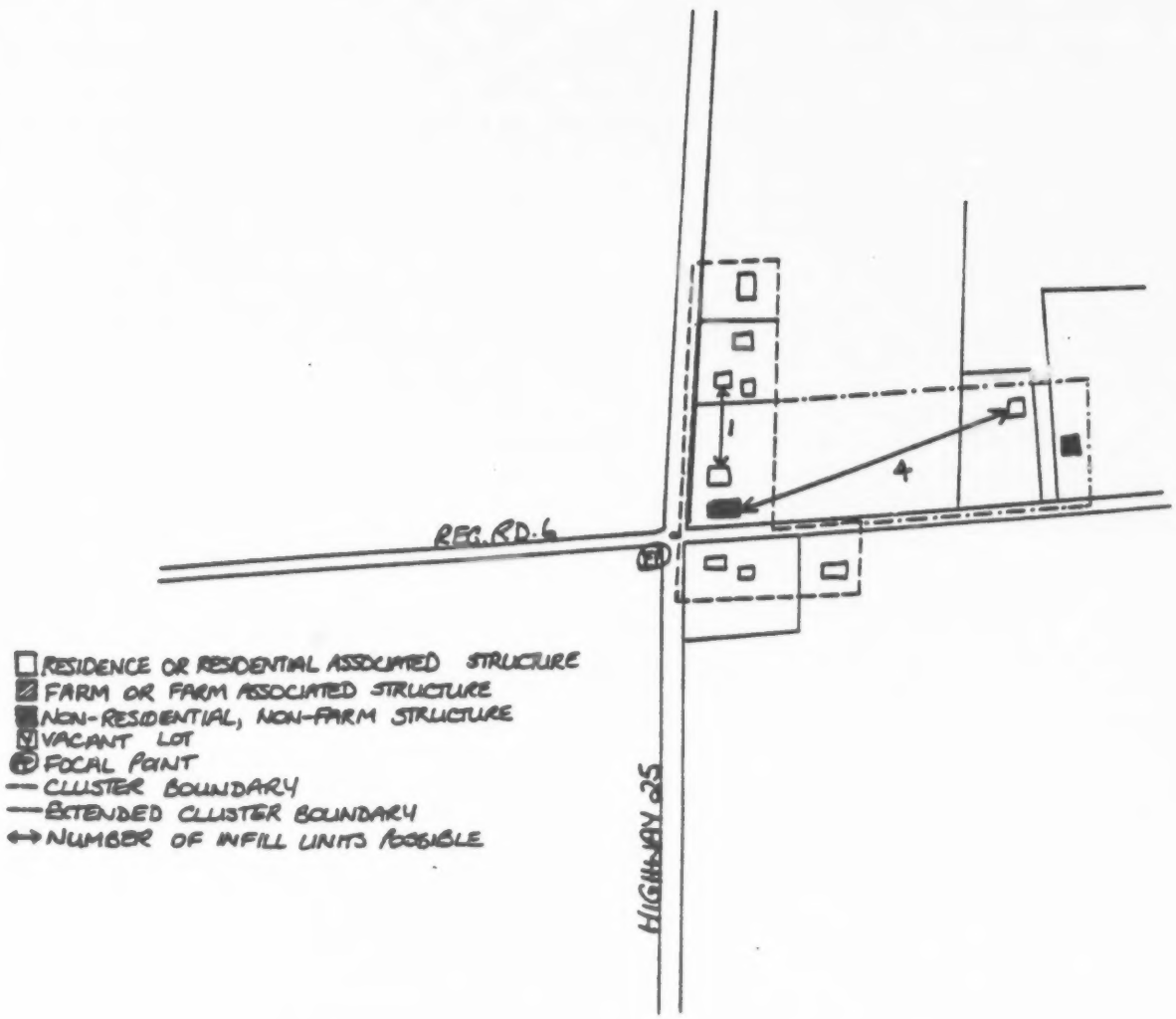
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	5

P8 BOYNE


1
4
REG. RD. 6
HIGHWAY 35
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P9 GUELPH JUNCTION

Non-Residential units: 1

C P Rail Station

Residential units:

Within Cluster boundaries 7
In extended Cluster boundaries: 0

Cluster Boundaries: extend approximately 125 metres north and 125 metres south, from the focal point

Extended Cluster Boundaries: extend an additional 35 metres south.

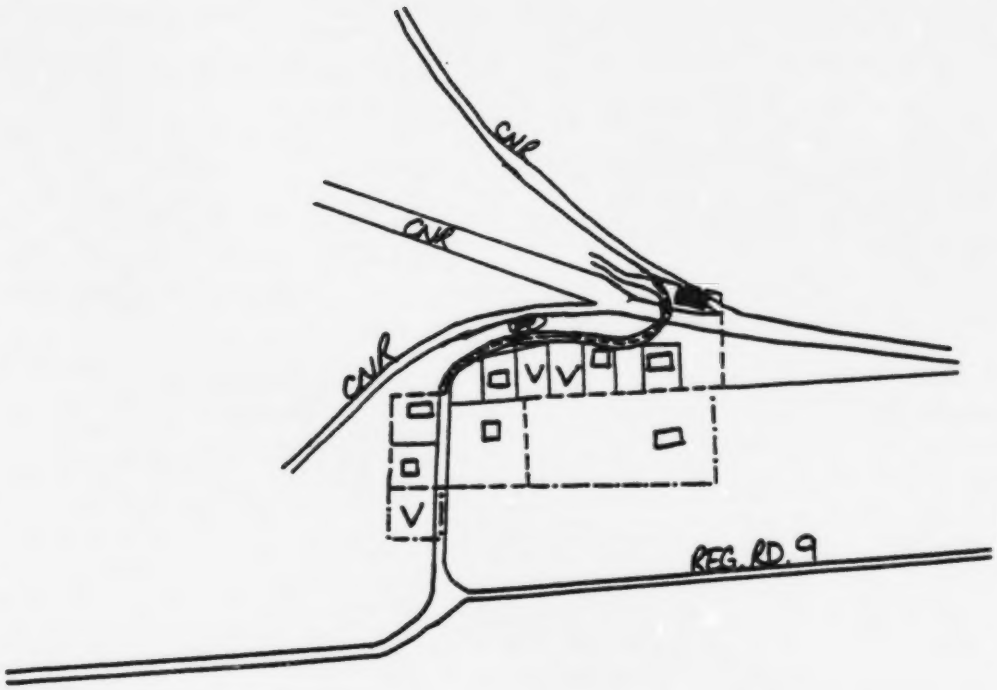
Vacant lots:

Within Cluster boundaries: 2
In extended Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P9 GUELPH JUNCTION



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P10 DARBYVILLE

Non-Residential units: 1

Nelsons Tack Shop

Residential units:

Within Cluster boundaries 12

Cluster Boundaries: extend approximately 245 metres north, 225 metres, 385 metres east and 50 metres west, from the focal point.

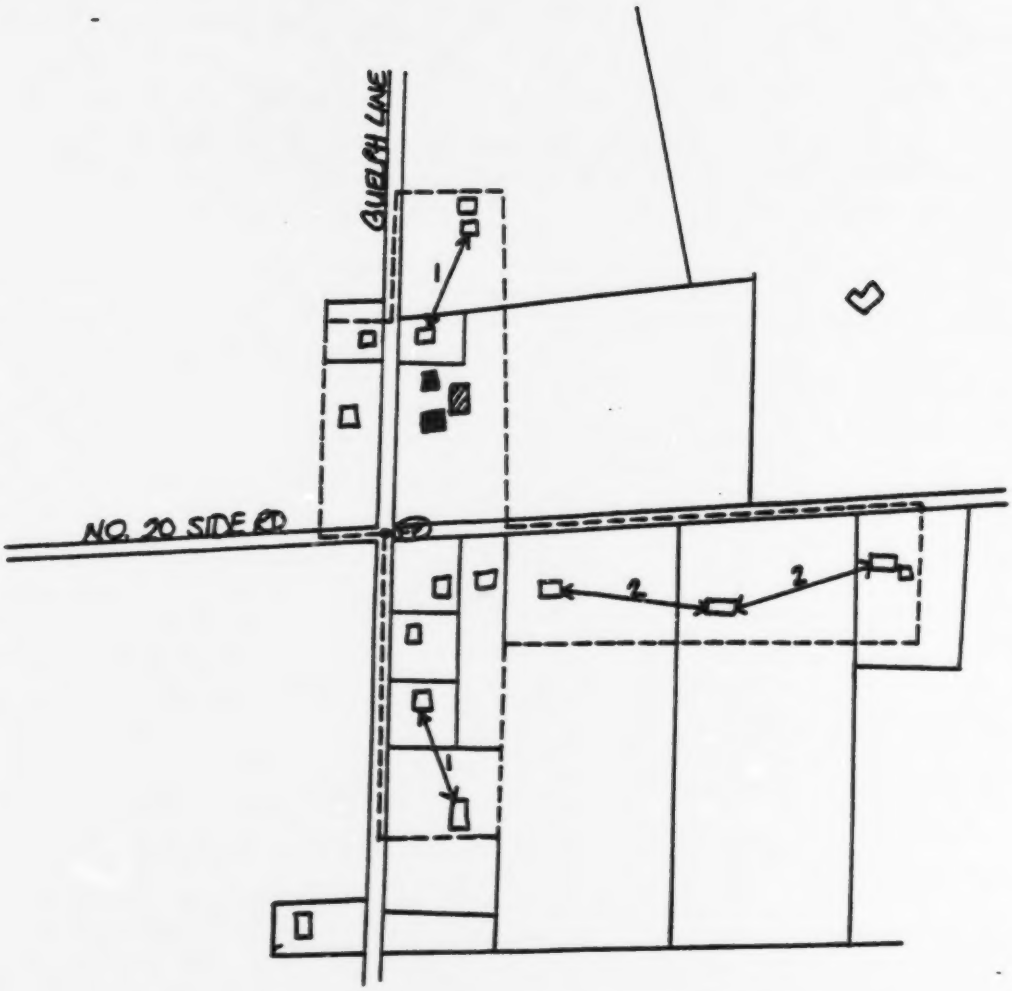
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	6

P10 DARBYVILLE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P11 AGERTON

Non-Residential units: 1

Hornby Mill Feed Store

Residential units:

Within Cluster boundaries: 7

Cluster Boundaries: extend approximately 140 metres north, 115 metres south, 135 metres east and 50 metres west, from the focal point.

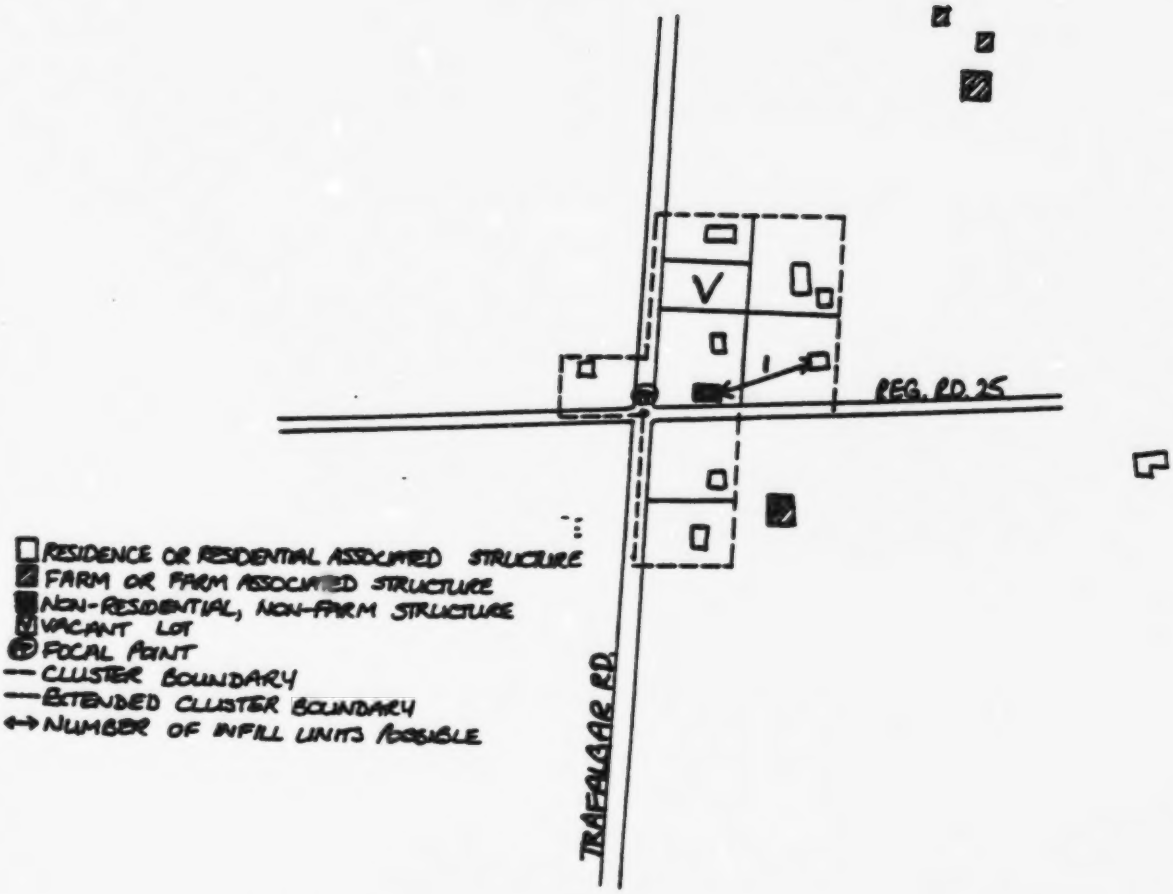
Vacant lots:

Within Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	1

P11 AGERTON


V
REG. RD 25
TRAFALGAR RD
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P12 DRUMQUIN

Non-Residential units: 3

Drumquin Shell Fuel Agent
Shell Gas Station/Drumguin Variety Store/Auto Repair
H. Clerk Mather Dispensing Optician

Residential units:

Within Cluster boundaries: 3
In extended Cluster boundaries: 3

Cluster Boundaries: extend approximately 100 metres north, 40 metres south, 50 metres east and 75 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 360 metres east.

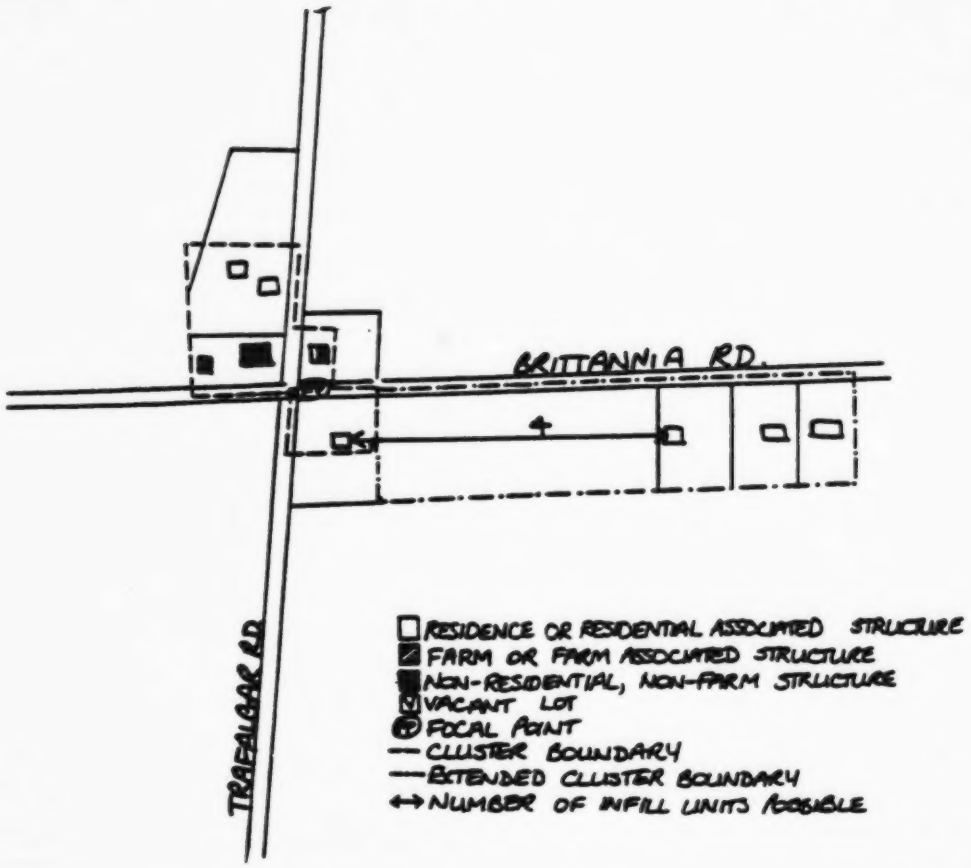
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	4

P12 DRUMQUIN



P13 OMAGH

Non-Residential units: 1 1 inactive

Church of Christ

Residential units:

Within Cluster boundaries: 14

Cluster Boundaries: extend approximately 150 metres north, 125 metres south, 225 metres east and 310 metres west, from the focal point.

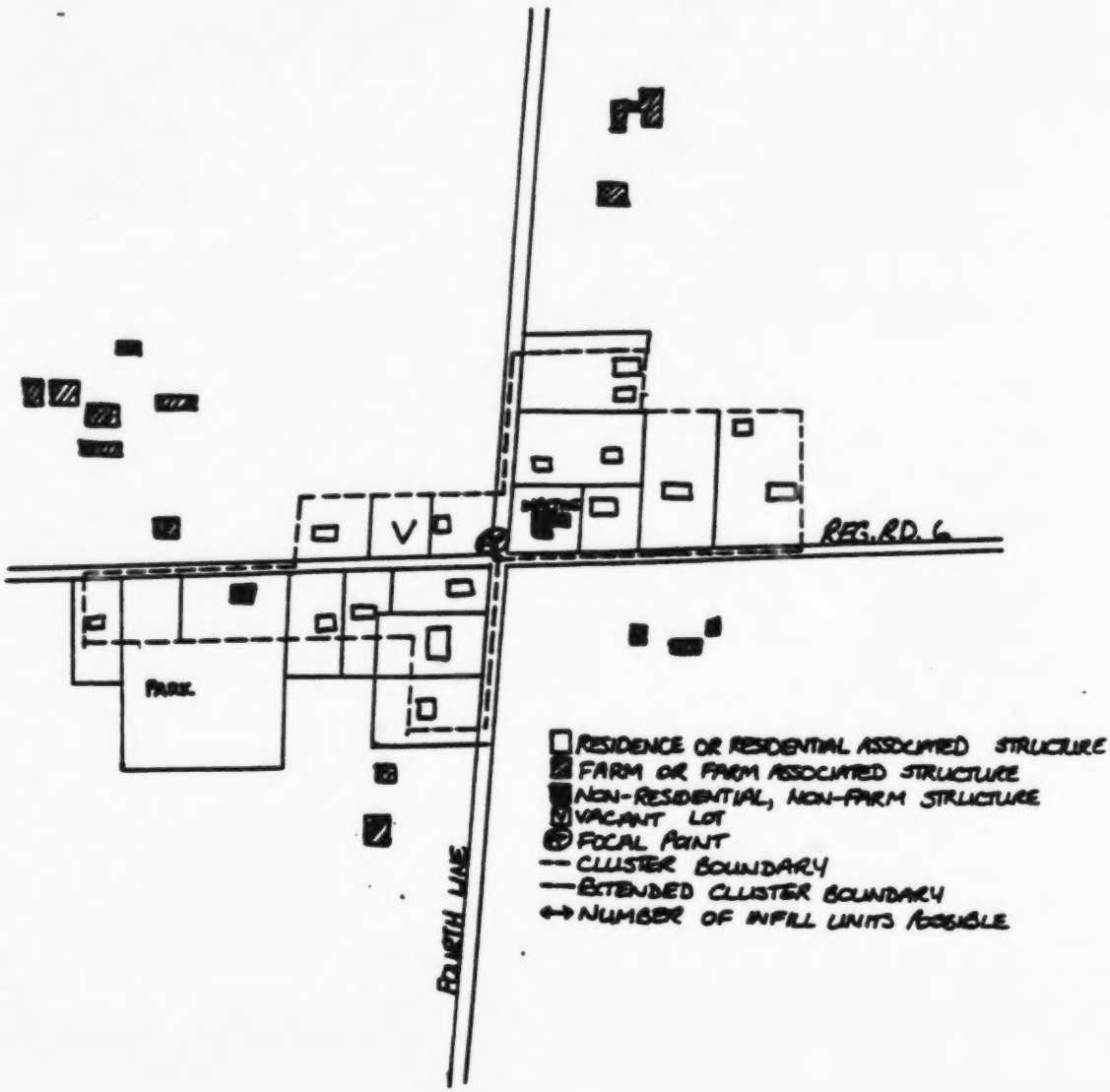
Vacant lots:

Within Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P13 OMAGH


V
REG. RD. 6
PARK
FOURTH LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P14 HALTONVILLE

Non-Residential units: 2

Gulf Gas Station/General Store
Nassagaweya Presbyterian Church

Residential units:

Within Cluster boundaries: 9

Cluster Boundaries: extend approximately 225 metres north, 120 metres south and 200 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 210 metres east and 50 metres west.

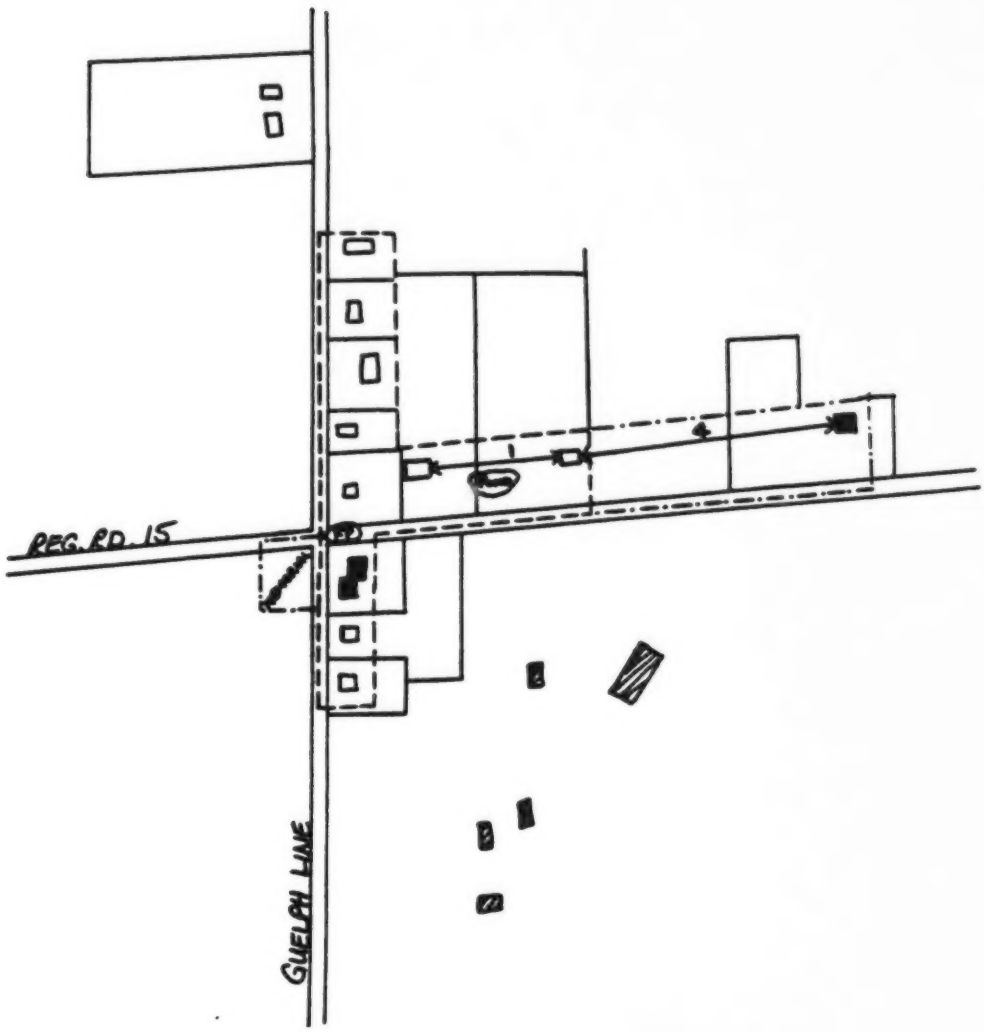
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	5

P14 HALTONVILLE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

APPENDIX C

BURLINGTON
RURAL CLUSTERS

BURLINGTON RURAL CLUSTERS

EXISTING:

E13 Guelph Line/Derry Rd.

POTENTIAL:

P15 Brittannia Rd./Cedar Springs Rd.

MAP C-1

BURLINGTON RURAL CLUSTERS - INDEX MAP

BURLINGTON RURAL CLUSTERS

1. Existing Rural Clusters

Burlington has 1 area that falls within the current Regional Plan Rural Cluster definition. The potential for infilling in this Rural Cluster, as permitted in the Regional Plan, is 4 units. There are no vacant lots located in this area.

2. Potential Rural Clusters

Burlington has 1 area which could become a Rural Cluster if an additional non-residential unit were to locate in said potential cluster. The potential for infilling in this area, as permitted in the Regional Plan, is 3 units. There are no vacant lots located in this area.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Burlington has 1 area that falls within the current definition with 1 additional area which could become a Rural Cluster if an additional house or non-residential unit were to locate in said potential cluster.

A maximum total of 4 residential units could be constructed within the existing Rural Clusters and 3 within the potential clusters. As a result a maximum of 7 residential units could be constructed in the Burlington Rural Area.

The existing Rural Cluster in Burlington is Guelph Line/ Derry Road.

The potential Rural Cluster in Burlington is Brittania Road/ Cedar Springs Road.

E13 GUELPH LINE/DERRY ROAD

Non-Residential units: 3

St. Georges Anglican Church
Sunoco Gas Station
The Coronado Stone Mnfg. Co.

Residential units:

Within Cluster boundaries: 8

Cluster Boundaries: extend approximately 290 metres north, 475 metres south, 50 metres east and 100 metres west, from the focal point.

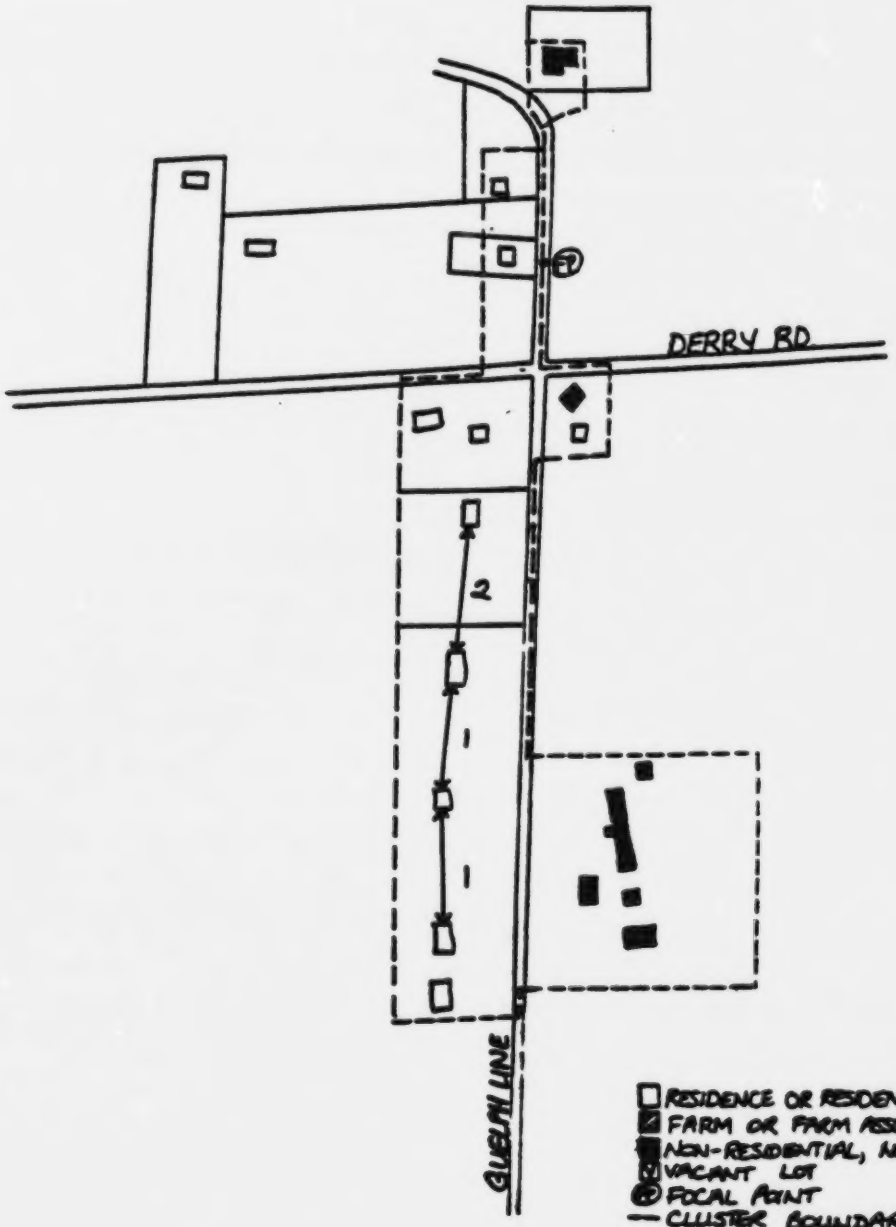
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4

E13 GUELPH LINE/
DERRY RD.



P15 **BRITTANNIA ROAD/CEDAR SPRINGS ROAD**

Non-Residential units: 1

Bethel Chapel

Residential units:

Within Cluster boundaries: 19

Cluster Boundaries: extend approximately 325 metres east and 300 metres west, from the focal point.

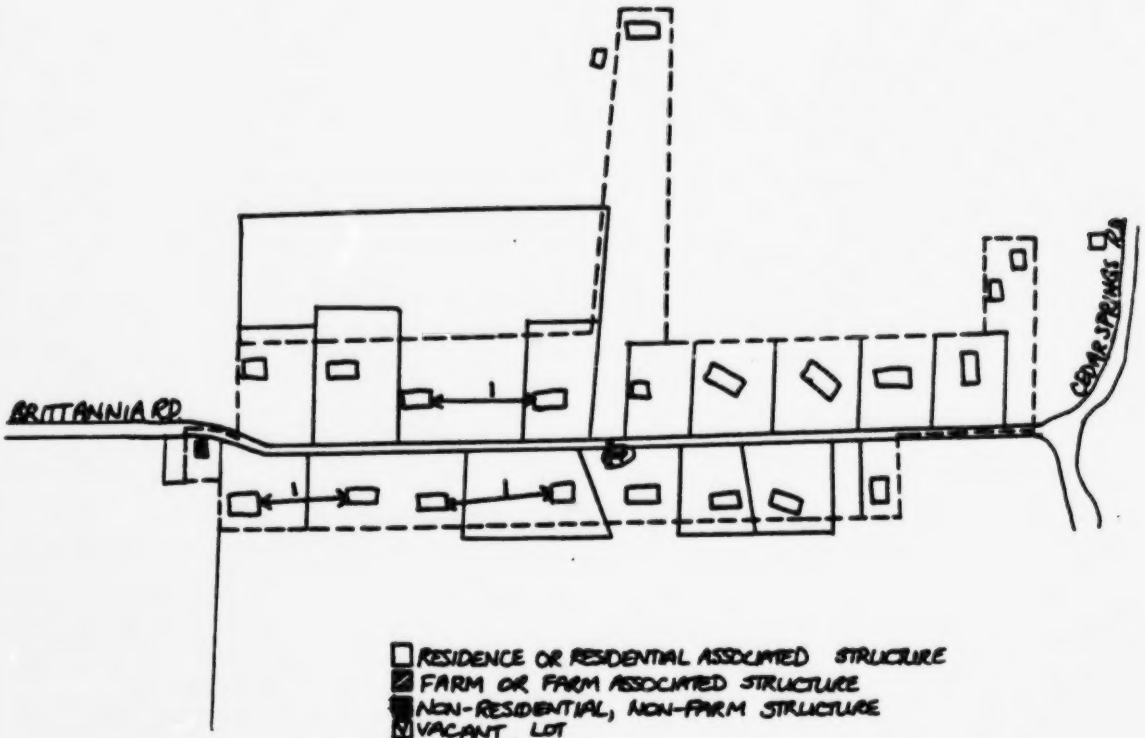
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	3

P15 BRITTANNIA RD. / CEDAR SPRINGS RD.

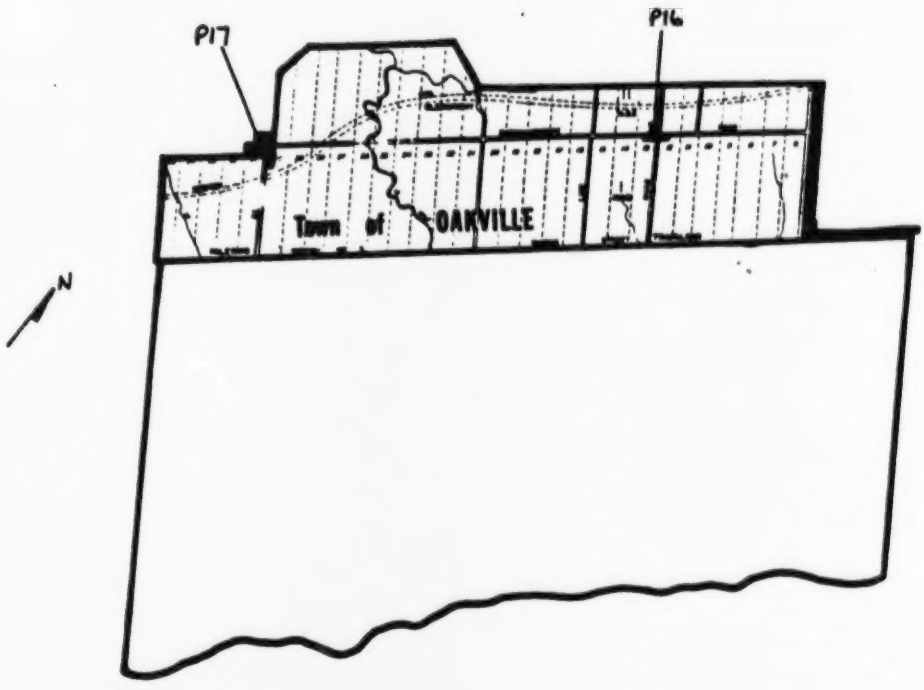


- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

OAKVILLE RURAL CLUSTERS

POTENTIAL:

P16 Burnhamthorpe Rd./Trafalgar Rd.
P17 Burnhamthorpe Rd./Highway 25



MAP D-1

OAKVILLE RURAL CLUSTERS - INDEX MAP

OAKVILLE RURAL CLUSTERS

1. Existing Rural Clusters

Oakville has no areas that fall within the current Regional Plan Rural Cluster definition.

2. Potential Rural Clusters

Oakville has 2 areas which could become Rural Clusters if an additional houses or non-residential unit were to locate in said potential clusters. The potential for infilling in these 2 areas, as permitted in the Regional Plan, is an additional 3 units. There are no vacant lots located in these areas.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Oakville has no areas that fall within the current definition with an additional 2 areas which could become Rural Clusters if an additional houses or non-residential unit were to locate in said potential clusters.

A maximum total of 3 residential units could be constructed in the Oakville Rural Area.

The potential Rural Clusters in Oakville are:

- Burnhamthorpe Road/Trafalgar Road
- Burnhamthorpe Road/Highway 25

P16 BURNHAMTHORPE ROAD/TRAFALGAR ROAD

Non-Residential units 1

Rens Feed & Supplies

Residential units:

Within Cluster boundaries: 3

Cluster Boundaries: extend approximately 60 metres north, 35 metres south, 75 metres east and 100 metres west, from the focal point.

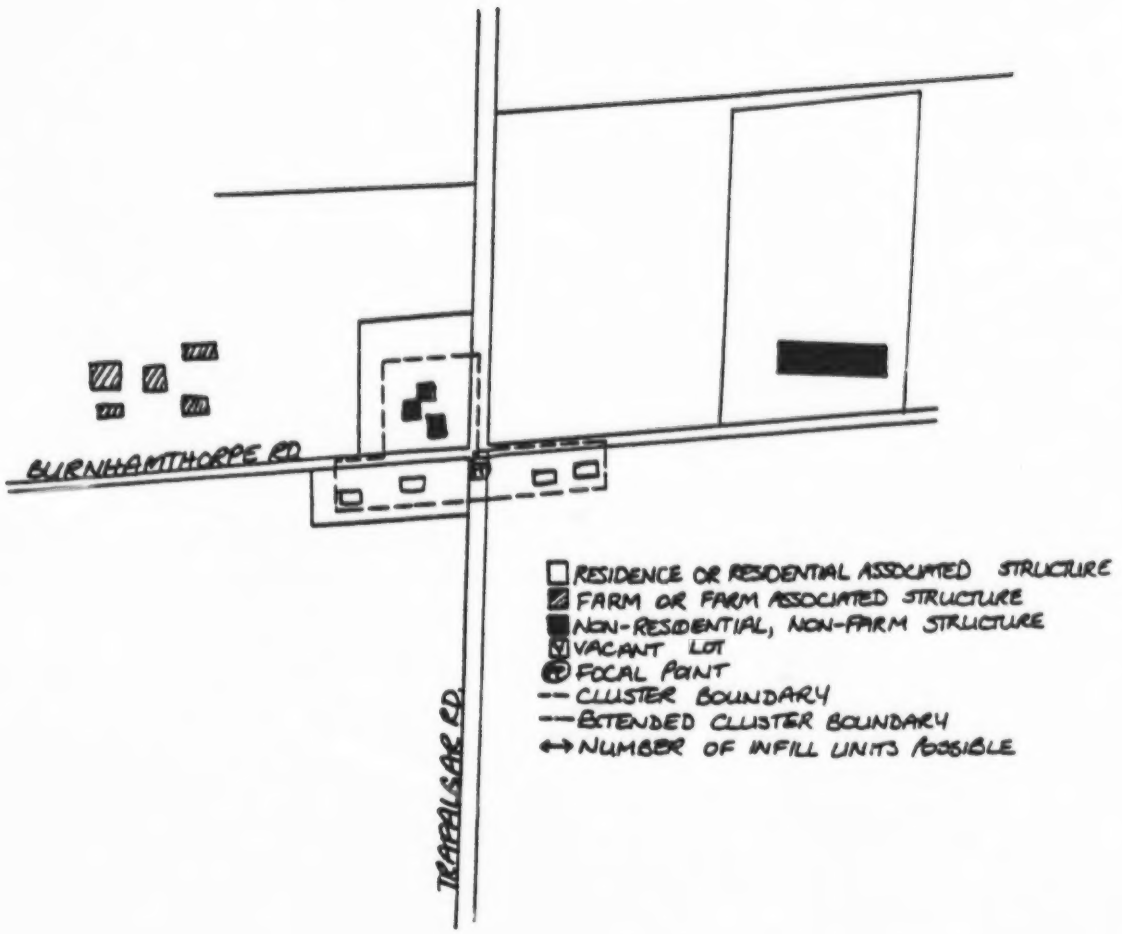
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P16 BURNHAMTHORPE RD. / TRAFALGAR RD.



P17 BURNHAMTHORPE ROAD/HWY. 25

Non-Residential units: 1. 1 inactive

Department of Highways Sand and Sander Depot

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 200 metres north, 135 metres south, 50 metres east and 275 metres west, from the focal point.

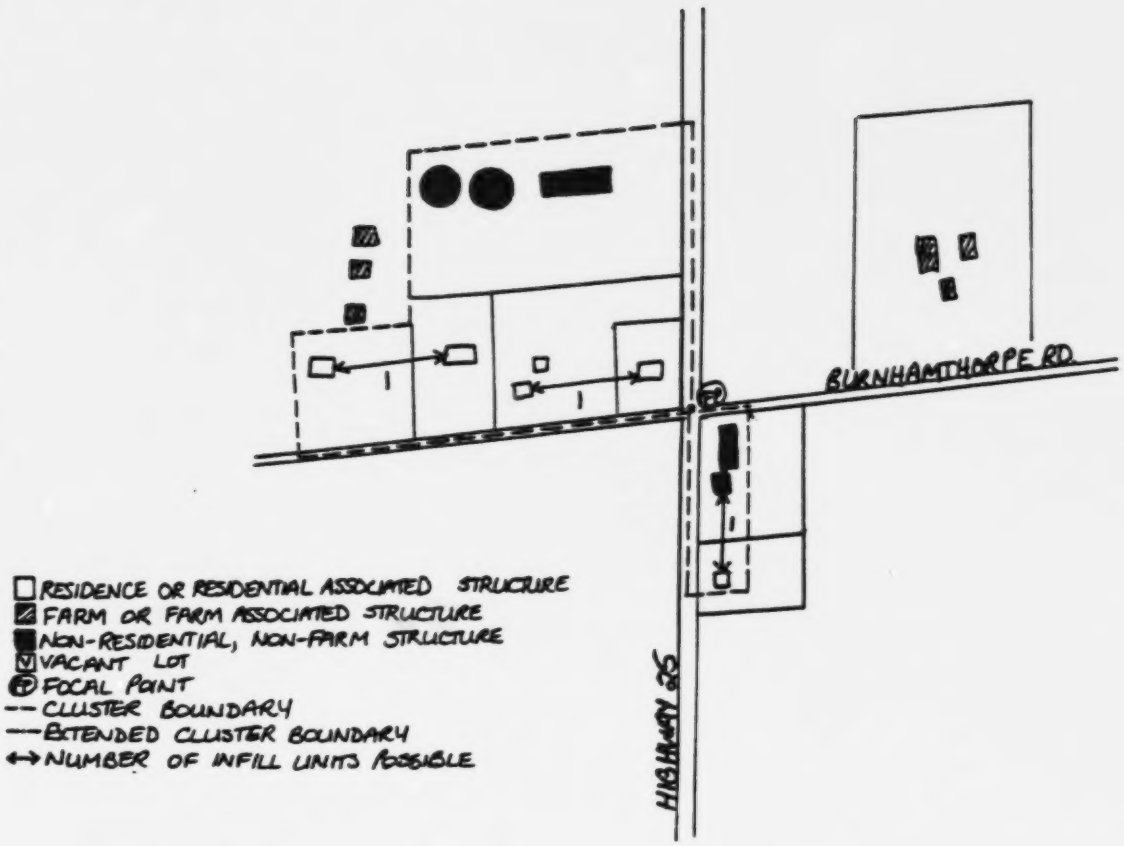
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

P17 BURNHAMTHORPE RD./
HIGHWAY 25



APPENDIX E

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

The following Conclusions and Recommendations were contained in the preliminary Rural Cluster Study dated March, 1981 and which was circulated for comments. They are included here for reference purposes only.

A. CONCLUSIONS

The Regional and Local Official Plan Policies are designed to maintain the character of the Rural Area by directing growth to Hamlets and to Rural Clusters through infilling. Land severance statistics suggest these policies are not being upheld as they should be.

This study has defined Rural Clusters and identified potential ones. In many cases the boundaries have been extended so as to allow additional growth while preserving the intent of the Regional Plan with regard to rural development. It is suggested that Rural Clusters be permitted to be developed to their full potential subject to other Plan policies, thereby allowing a maximum of units to be built at these locations. If further land severances in the Rural Areas are directed to Hamlets and Rural Clusters, it will result in the accomplishment of Regional Plan objectives: (1) to direct rural residential development to identifiable rural communities that are suitable and (2) to avoid future strip (ribbon) development along rural roads. In this way excessive rural lot fragmentation may be avoided.

B. RECOMMENDATIONS

It is recommended:

1. That the Rural Clusters of Hornby, Limehouse, Ballinafad and Terra Cotta be studied for consideration for designation as Hamlets after further detailed studies are conducted by the Region in consultation with the local municipality.

2. That the following areas be recognized as Rural Clusters in Local Official Plans, in accordance with the Regional Plan definition:

   - Mansewood
   - Guelph Line/No 3 Side Rd.
   - Guelph Line/Derry Road
   - Halton-Peel Town Line (lot 9-10)
   - Steeles Ave./Trafalgar Rd.

- Ashgrove
- Crewsons Corner
- Highway 7/Fourth Line
- Highway 7/No. 22 Side Road
- Highway 25/Lot 23

3. That the following potential Rural Clusters be considered for designation as Rural Clusters by the Area Municipalities.

   - Silvercreek
   - Speyside
   - Whaley Corners
   - Highway 7/Con. VII
   - Highway 25/No. 17 Side Road
   - Steeles Ave./Ninth Line
   - Haltonville
   - Boyne
   - Guelph Junction
   - Darbyville
   - Agerton
   - Drumquin
   - Omagh
   - Brittannia Road/Cedar Springs Road
   - Burnhamthorpe Road/Highway 25
   - Burnhamthorpe Rd./Trafalgar Road

4. That the Regional Plan definition of Rural Cluster be revised to include the following:

   "or otherwise delineated by a local plan in accordance with the general intent of the Regional Plan".

5. That the Regional Plan definition of Infilling be revised to read:

   "INFILLING means the development of land in Hamlets, Rural Clusters and Urban Areas in a manner which consolidates or integrates surrounding or abutting uses into a compatible cohesive unit in accordance with Regional and Local Plan Policies."

   and that Regional Plan policy Part III B3(h) be revised accordingly.

6. That the potential Rural Clusters be continually monitored and the list of potential and existing Rural Clusters be updated as required.

7. That the assessment maps as related to Rural Clusters be brought up to date in order to more accurately show lot patterns, vacant lots and infill possibilities.